



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 14, 2025
Agenda Item No. 3

SUBJECT: Garcia Residence (PA2023-0218)
▪ Coastal Development Permit

SITE LOCATION: 6601 Seashore Drive

APPLICANT: John McNeely

OWNER: Vance Garcia

PLANNER: Melinda Whelan, Assistant Planner
949-644-3221, mwhelan@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 an existing single-unit residence and construction of a new 2,121-square-foot, two-story, single-unit residence including an attached 490-square-foot two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The design complies with all development standards including height, setbacks, and floor area limit, 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 Coastal Development Permit No. PA2023-0218 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-2 Coastal Zoning District, which provides for single- and two-unit residential development. Since the project is considered development in the coastal zone, a CDP is required. The property is not eligible for a waiver for de minimis development because the property is in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a single-unit residence. The neighborhood is predominantly developed with two- and three-story, single- and two-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed single-unit residence 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 and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Seashore Drive)	0 feet	0 feet
Sides	4 feet	4 feet
Rear (Alley)	5 feet	5 feet
Allowable Floor Area (max.)	2,511 square feet	2,121 square feet
Open Space (min.)	189 square feet	258 square feet
Parking (min.)	2-car garage	2-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

Hazards

- The project site is fronting Seashore Drive directly south of West Newport Park and is separated from the shoreline by a public alley and a block of residential development. The project is approximately 120 feet from the beach and approximately 600 feet from the mean high tide line.
- The finished floor elevation of the proposed single-unit residence is 13.89 feet (North American Vertical Datum of 1988 {NAVD 88}), which complies with the minimum 9.00-foot (NAVD 88) elevation standard.

- 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 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 before building permit issuance.

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.

Public Access and Views

- The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-unit residence located on a standard R-2 lot with a new single-unit residence. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- Vertical access to the coast is available on either side of the project site via the Colton Street and Lugonia Street ends. Lateral access is provided on the beach and through the West Ocean Front Alley. The project does not include any features that would obstruct access along these routes.
- 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 over 1,000 feet north at Newport Shores Park and is not visible from the site. The site is located adjacent to West Newport Park, which is accessible to the public. As currently developed, the existing property and other residences along Seashore Drive are located within the view shed of the park. However, the proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

- The front and side of the proposed residence, which are visible from West Newport Park and Lugonia Street, contain substantial architectural treatment and visual interest, in keeping with the design guidelines of the Zoning Code. The new structure would comply with the required setbacks, including modulation of volume in the front with architectural articulation and on the Lugonia Street-side with an open deck. Therefore, the project 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 CEQA under Section 15303 (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.

Class 3 exempts the demolition of up to three single-unit residences and additions of up to 10,000 square feet to existing structures. The proposed project consists of the demolition of one single-unit residence and the construction of a new 2,121-square-foot single-unit residence including an attached 490-square-foot two-car garage and therefore qualifies within this 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 by the provisions of Title 21 (LCP 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. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Melinda Whelan
Assistant Planner

DL/msw

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT RESIDENCE AND CONSTRUCT A NEW TWO-STORY SINGLE-UNIT RESIDENCE INCLUDING AN ATTACHED TWO-CAR GARAGE LOCATED AT 6601 SEASHORE DRIVE (PA2023-0218)

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 McNeely, concerning property located at 6601 Seashore Drive, requesting approval of a coastal development permit.
2. The lot at 6601 Seashore Drive is legally described as Southeasterly half of Lot 8 in Block F of the Seashore Colony Tract.
3. The applicant proposes a coastal development permit (CDP) to allow the demolition of an existing single-unit residence and construction of a new 2,121-square-foot, two-story, single-unit residence including an attached 490-square-foot two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The design complies with all development standards including height, setbacks, and floor area limit and no deviations are requested.
4. The subject property is designated Two-Unit Residential (RT) by the General Plan Land Use Element and is located within the Two-Unit Residential (R-2) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Two-Unit Residential (RT-E) - (30.0 - 39.9 DU/AC) and it is located within the Two-Unit Residential (R-2) Coastal Zone District.
6. A public hearing was held on August 14, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given by 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. This 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-family residences and additions of up to 10,000 square feet to existing structures. The proposed project consists of the demolition of one single-unit residence and the construction of a new 2,121-square-foot, single-unit residence, including an attached 490-square-foot, two-car garage.
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.

By 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 2,511 square feet and the proposed floor area is 2,121 square feet.
 - b. The proposed development provides the minimum required setbacks, which are 4 feet along each side property line and 5 feet along the rear property line abutting the West Ocean Front alley. There is no required setback along the front property line abutting Seashore Drive.
 - c. The highest guardrail is less than 24 feet from the established grade (12.61 feet North American Vertical Datum of 1988 {NAVD 88}) and the highest ridge is no more than 29 feet from the established grade, which complies with the maximum height requirements.
 - d. The project includes garage parking for a total of two vehicles, complying with the minimum two-car garage parking requirement for single-unit residences with less than 4,000 square feet of habitable floor area.
2. The project site is fronting Seashore Drive directly south of West Newport Park and is separated from the shoreline by a public alley and a block of residential development. The neighborhood is predominantly developed with two- and three-story, single- and

two-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.

3. The finished floor elevation of the proposed single-unit residence is 13.89 feet (NAVD 88), which complies with the minimum 9.00-foot (NAVD 88) elevation standard.
4. 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.
5. The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the CLUP. The nearest coastal viewpoint is over 1,000 feet north at Newport Shores Park and is not visible from the site. The site is located adjacent to West Newport Park, which is accessible to the public. As currently developed, the existing property and other residences along Seashore Drive are located within the view shed of the park. However, the proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
6. The front and side of the proposed residence, which are visible from West Newport Park and Lugonia Street, contain substantial architectural treatment and visual interest, in keeping with the design guidelines of the Zoning Code. The new structure would comply with the required setbacks, including modulation of volume in the front with architectural articulation and on an open deck on the Lugonia Street frontage. Therefore, the project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts on existing 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.*

Fact in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bears a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-unit residence located on a standard R-2 lot with a new single-unit residence. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for 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 project site via the Colton Street and Lugonia Street street-ends. Lateral access is provided on the beach and through the West Ocean Front Alley. 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 CEQA under Section 15303 (New Construction or Conversion of Small Structures) under Class 3 of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit filed as PA2023-0218, 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 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.

PASSED, APPROVED, AND ADOPTED THIS 14TH DAY OF AUGUST 2025.

Benjamin M. 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. 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.
4. 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.
5. 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.
6. 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 sides, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

7. 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.
8. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
9. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
10. 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.
11. 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.
12. *Before 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.*
13. *Before 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.*
14. *Before 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.*
15. 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.
16. 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.
17. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the NBMC.

18. Before 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.
19. 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.
20. This Coastal Development Permit filed as PA2023-0128 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.
21. 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 **Garcia Residence** including but not limited to, **Coastal Development Permit filed as PA2023-0128**. 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.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2023-0128
6601 Seashore Drive

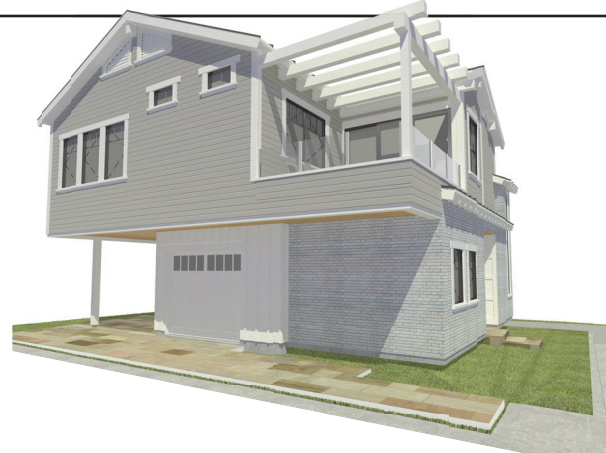
Attachment No. ZA 3

Project Plans

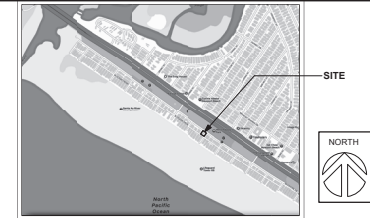
GARCIA RESIDENCE

6601 SEASHORE DRIVE

HEIGHT
CERTIFICATION
REQUIRED



VICINITY MAP



PROJECT DATA

Floor Areas	
Floor Type	Floor Areas
1st Floor Living	1197.4 s.f.
1st Floor Living	523.6 s.f.
Total Living Area:	1621.1 s.f.
2nd Floor Deck	126.2 s.f.
Garage	490.3 s.f.
Total Building Area:	2123.6 s.f.
Property Area	1746.0 s.f.

LEGAL DESCRIPTION	
LOT:	B
BLK/CT:	F
TRACT:	Seashore Colony
ZONE:	R2
USE:	SFS
TYPE OF CONSTRUCTION:	V / B
OCCUPANCY:	R301.1
SPRINKLERED:	YES- NFPA-13D
A.P.R.	045 091 04

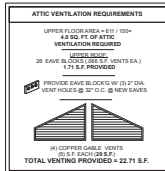
PROJECT DESCRIPTION	
DEMO EX. 1-STORY HOUSE & 1-CAR GARAGE.	
CONSTRUCT NEW 3-STORY RESIDENCE WITH	
(3) BEDROOMS, (2) BATHS, ATTACHED 2-CAR	
GARAGE, 2ND FLOOR DECK	

LOT COVERAGE:

LOT SIZE = 1,746 S.F.
BUILDABLE AREA (WITHIN SETBACKS) = 1,255.5 X 2 = 2,511.0 S.F.
PROPOSED BUILDING AREA (LIVING AREA + GARAGE) = 2,123.6 S.F.
OPEN SPACE REQUIRED = 15% X 1,255.5 = 188.3 S.F. - 134' X 122' = 258 S.F. PROVIDED
LOT COVERAGE (BAVES) = 1,360 S.F.
LANDSCAPING: 0 S.F.

CITY NOTES

- ROOF NOTES:**
- NEW ROOFING TO BE: CLASS "A" CUSTOM BILT METALS (G.I. METAL O'304 FELT) (CFSR ESR 2048) (OR PER MANUF.). COLOR: "STORM GRAY"
 - PROVIDE RIDGE CAPS AT ALL RIDGES AND HPJs.
 - PROVIDE MIN. 26 GA. G.I. 2.864 FLASHING AT ALL ROOF TO WALL CONNECTIONS
 - PROVIDE 26 GA. G.I. VALLEY FLASHING OVER MIN. NO. 72 ASTM CAP SHEET 30" WIDE X FULL LENGTH OF VALLEY.
 - PROVIDE G.I. BOOTS AT ALL PIPE AND VENT PENETRATIONS.
 - PROVIDE CONTINUOUS ALUMINUM GUTTERS W/ SCREENS TO PREVENT LEAF AND DEBRIS BUILDUP AND DOWNSPOUTS TO 4" DRAINAGE.
 - PROVIDE ATTC VENTING EQUAL TO 1/160 OF ATTC AREA. SCREENS SHALL BE COPPER MESH WITH 1/8" MINIMUM AND 1/4" MAXIMUM OPENING.
 - SEE VENT CALCULATIONS SHEET A1.2



- VENT NOTES:**
- PROVIDE ATTC VENTING EQUAL TO 1/160 OF NET ATTC AREA.
 - OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE ATTIC AREA.
 - OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8 INCH MINIMUM AND 1/4" MAXIMUM OPENING.
 - 50% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNER VENTS, WITH THE BALANCE PROVIDED BY EAVE OR CORNER VENTS.

- SPECIAL INSPECTIONS REQUIRED FOR:**
- FOUNDATION EXCAVATIONS AND BEARING PRESSURE.
 - 4000 PSI CONCRETE.
 - ALL SPOKED ANCHORS IN CONCRETE (IF ANY).
 - ALL FIELD WELDING (IF ANY).
 - MOMENT FRAME WELD TESTING (IN FABRICATOR'S SHOP).

- DEFERRED SUBMITTALS:**
- THE FOLLOWING ITEMS ARE TO BE APPROVED BY THE BUILDING DEPARTMENT WITHIN 10 BUSINESS DAYS PRIOR TO THEIR INSTALLATION:
- HVAC SOUND ATTENUATION FOR A/C CONDENSERS BY HVAC CONTRACTOR.
 - CEILING SPRINKLER PER NFPA AND
 - CEILING SPRINKLER PRINT PRIOR TO CALLING FOR OFFER.
 - ALL SPRINKLER PRINT PRIOR TO CALLING FOR OFFER.
 - BE CERTIFIED BY PROJECT DESIGN/ENGINEER PRIOR TO SUBMITTAL.
 - SOLAR SYSTEM MIN. 2.56 KW PER T24
- 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.

NOTE: THIS SITE IS IN A SEISMIC LIQUEFACTION ZONE

- APPLICABLE CODES:**
- 2022 CALIFORNIA BUILDING CODE: CH. 15.04 (C.B.C.)
 - 2022 CALIFORNIA RESIDENTIAL CODE: CH. 15.05 (C.R.C.)
 - 2022 CALIFORNIA ELECTRICAL CODE: CH. 16.06 (C.E.C.)
 - 2022 CALIFORNIA MECHANICAL CODE: CH. 15.07 (C.M.C.)
 - 2022 CALIFORNIA PLUMBING CODE: CH. 16.08 (C.P.C.)
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE: CH. 15.11
 - 2022 CALIFORNIA FIRE CODE (C.F.C.)
 - 2022 CALIFORNIA PART 6 C.C.R.
 - 2022 ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6 C.C.R.
- POOLS, SPAS, WALLS, FENCES, PATIO COVERS, AND OTHER FREE-STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.

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 01, 2015 AS REQUIRED BY NIMC SECTION 15-10.05

CALIFORNIA:
A CALIFORNIA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SKIDING AND UNDERPINNING.

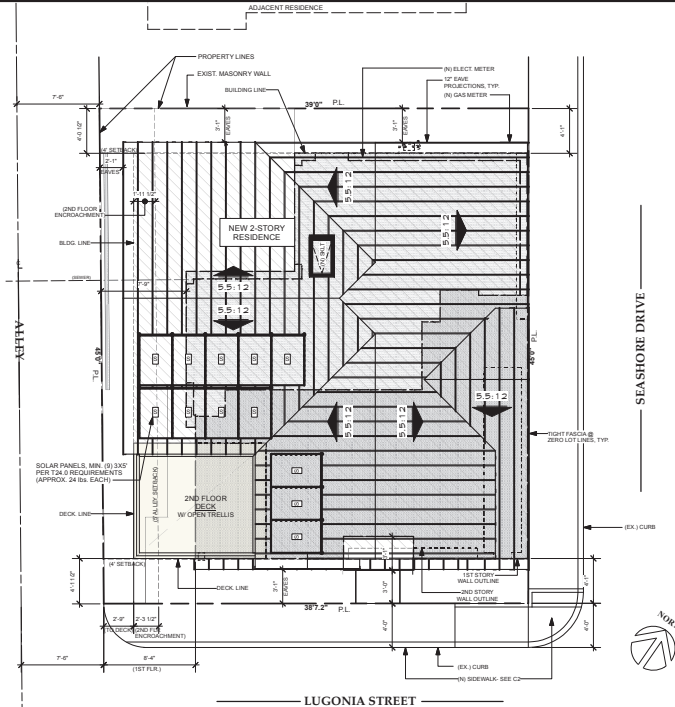
ENCROACHMENT PERMIT NOTE:
PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, EASEMENT AREA, AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FROM THE PUBLIC WORKS DEPT.

ENCROACHMENT AGREEMENT NOTE:
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 L.I.E.

PUBLIC IMPROVEMENT NOTES:
IF PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB, GUTTER AND STREET / ALLEY PAVEMENT WILL BE REQUIRED BY THE CITY AT THE TIME OF CONSTRUCTION.
ADDITIONALLY, EXIST UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD. A NEW 1-INCH WATER SERVICE, WATER METER BOX, SEWER LATERAL AND/OR CLEANDOUT 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 REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

SITE AND ROOF PLAN

SCALE: 3/16" = 1'-0"



CONSULTANTS

SHEET INDEX

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LEE SHOEMAKER
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STRUCTURAL ENGINEER:
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SOUTHLAND ENERGY CONSULTANTS
PAUL KANDARIAN
301 CALLE BORRERO
SAN CLEMENTE, CA 92672
(949) 497-3551

PROJECT DESCRIPTION:
DEMO EXIST 2-STORY HOUSE WITH 2 CAR GARAGE; CONSTRUCT NEW 3-STORY RESIDENCE WITH (3) BEDROOMS, (2) BATHS, ATTACHED 2-CAR GARAGE, MID-DECK, UPPER FLOOR DECK

PLAN CHECK: 4/8/2025-0165
CDP PC # P2023-0218

PLAN CHECK APPROVAL:

REVISIONS:

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FLOOR PLAN KEYNOTES

- 1) 154" LINEN CABINET W/ STONE TOP
- 2) DOUBLE S.S. POLE AND SHELF AT CLOSET
- 3) NEW 'SLESTONE' (OR EQUAL) COUNTERTOPS W/ 2 1/4" NOSINGS
- 4) HARDWOOD TREADS W/ PAINT-GRADE RISERS, TYP.
- 5) RECESSED SHOWER W/ KOHLER 1/4" TEMP. GLASS DOORS
- 6) PROVIDE IN-WALL BACKING FOR TOWEL BARS, @ +40"
- 7) NEW FALSE CEILING BEAMS- SEE SECTION D-D
- 8) NEW 16" X 12" SHAMPOO NICHE
- 9) SHOWER SEAT
- 10) LOW WALL W/ RAILING ABOVE TO +42", SEE DETAIL
- 11) BOOKSHELVES- SEE INTERIOR ELEVATIONS
- 12) TV CABINETS- SEE INTERIOR ELEVATIONS
- 13) 42" TEMP. GLASS RAILING ABOVE LOW WALL- SEE DETAIL 3AD1
- 14) TRELLIS BEAMS W/ COPPER CAPS, TYP.- SEE DETAIL 9AD3

FLOOR PLAN KEYNOTES

- 1) NEW STACK WASHER DRYER
- 2) DOUBLE S.S. POLE AND SHELF AT CLOSET
- 3) PROVIDE 5/8" TYPE 'X' GYP. BD AT ALL WALLS AND CEILING AT USEABLE SPACE BENEATH STAIRS
- 4) HARDWOOD TREADS W/ PAINT-GRADE RISERS, TYP.
- 5) RECESSED SHOWER W/ KOHLER 1/4" TEMP. GLASS DOORS
- 6) PROVIDE IN-WALL BACKING FOR TOWEL BARS & GRAB BARS
- 7) NEW 'SLESTONE' (OR EQUAL) COUNTERTOPS W/ 2 1/4" NOSINGS
- 8) NEW COVERED PARKING WITH WINDSOR ONE CEILING PANELING
- 9) NEW 16" X 12" SHAMPOO NICHE
- 10) SHOWER SEAT
- 11) 8" DROP CEILING (DUCT CHASE)
- 12) 3 1/2" ELEVATION CHANGE AT ENTRY DOOR TO STOOP
- 13) BUILT-IN 40" DRESSER- SEE INT. ELEVATION

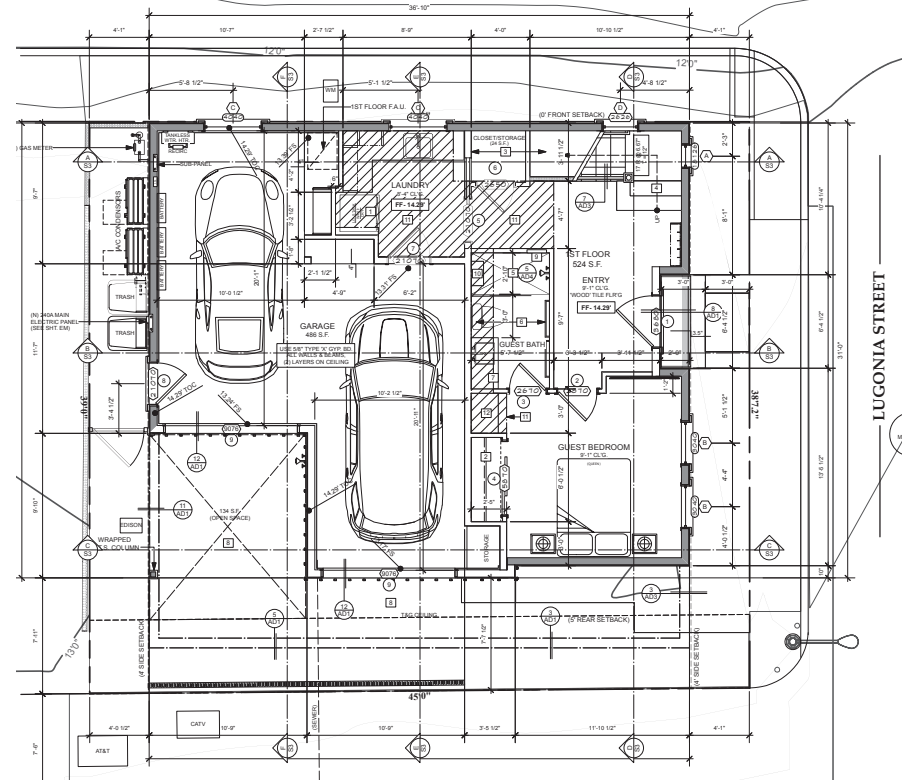
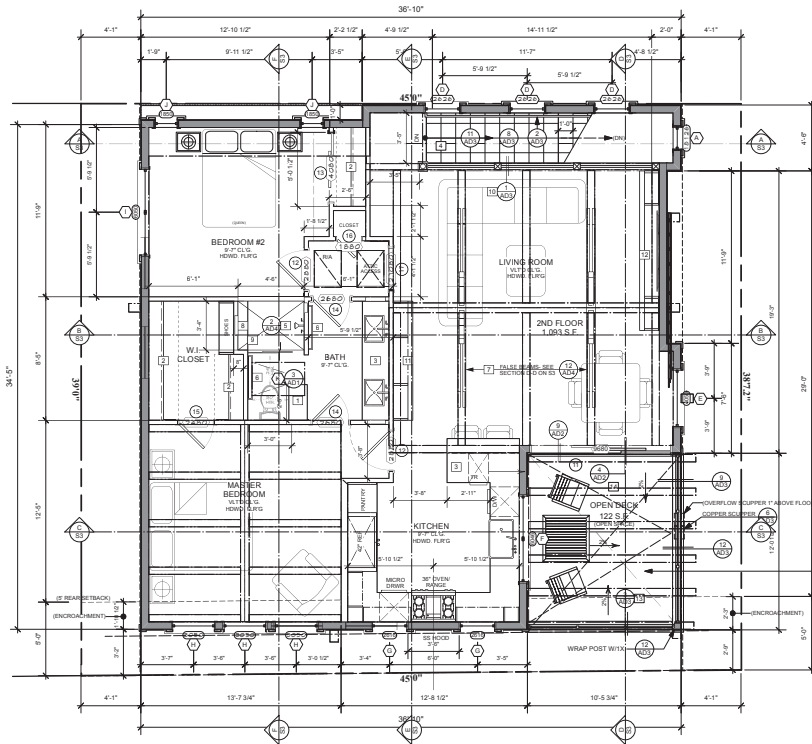
DIMENSIONS NOTE

ALL EXTERIOR DIMENSIONS ARE TO PLYWOOD SHEAR PANELING - DETAIL FLUSH W/ OUTER EDGE OF FOUNDATION. INSET EXTERIOR WALLS 3/8" INSIDE OF FOUNDATION OUTER EDGES.

FLOOR PLAN LEGEND	
	2X6 EXTERIOR WALL
	2X4 INTERIOR WALL
	2X6 INTERIOR WALL
	FRAMED LOW WALL
	DOOR PER SCHEDULE
	WINDOW PER SCHEDULE
	INTERIOR ELEVATION

SEASHORE DRIVE

SEASHORE DRIVE



PLAN CHECK 40R2025-0165

CDP PC # PA2025-0218

PLAN CHECK APPROVAL:

REVISIONS:



John F. McNeely
Incorporated
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947 6786 PLACE
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5/30/25

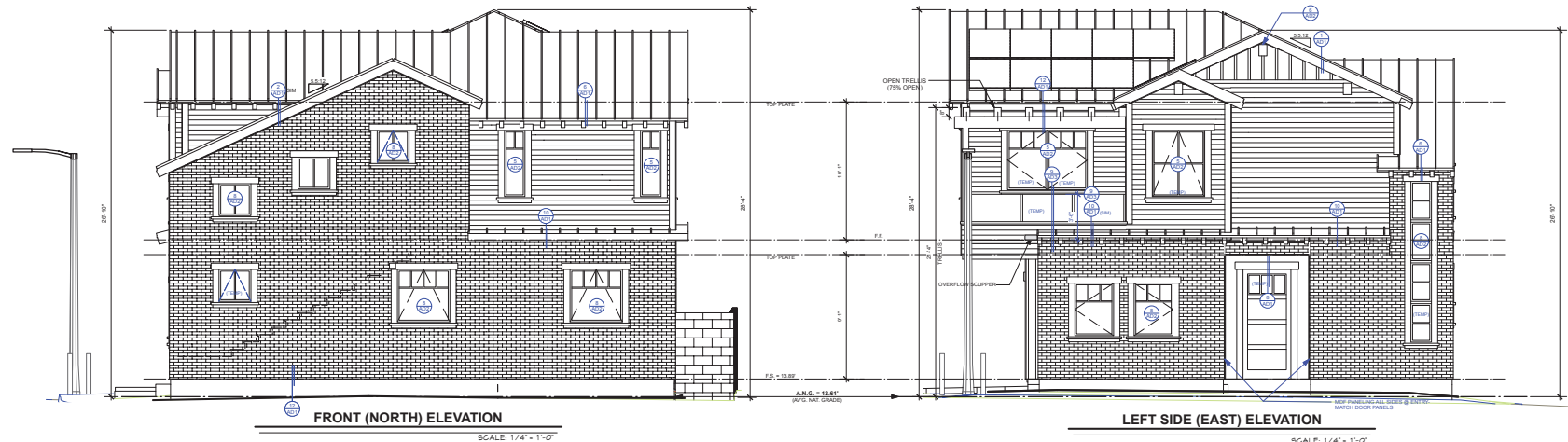
GARCIA RESIDENCE
6601 SEASHORE DRIVE
NEWPORT BEACH, CALIFORNIA

1st & 2nd FLOOR PLANS

JUNE 6, 2025

SHEET

A2.1



ROOF NOTE:
ROOF HEIGHT CERTIFICATION REQUIRED.
E.G. = ESTABLISHED GRADE = 12.61'

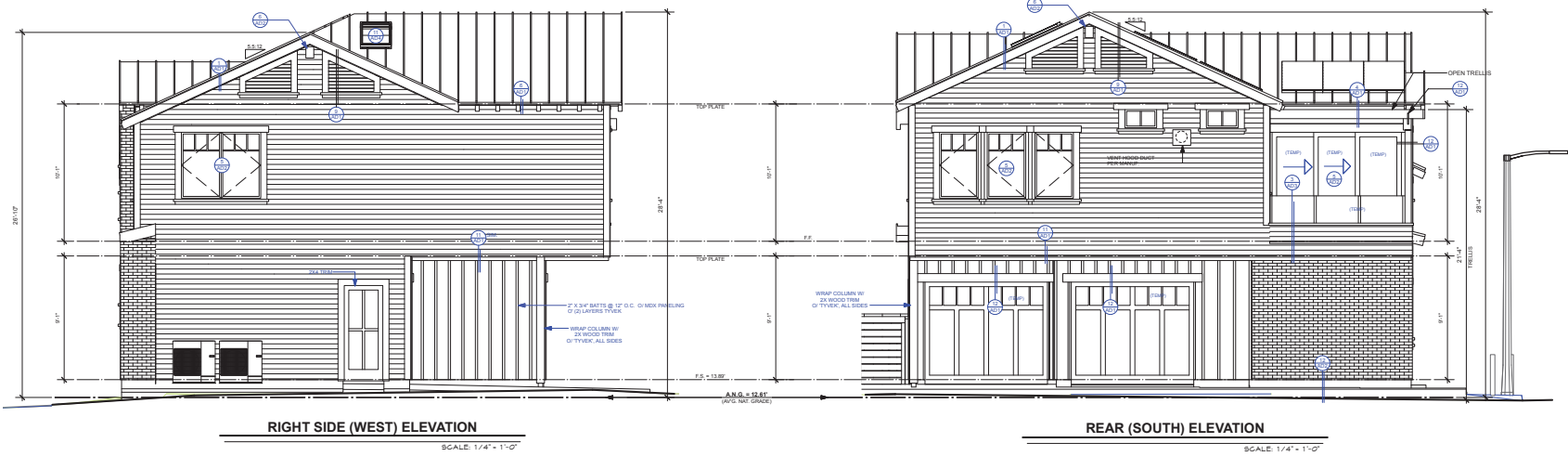
**AVERAGE NATURAL GRADE
DETERMINATION**
SETBACK CORNERS:
N.E. = 12.28'
N.W. = 12.28'
S.W. = 12.69'
S.E. = 12.87'
AVG. = 12.61'

STONE VENEER:
"ELDORADO STONE" VENEER - "TUNDRA" BRICK
COLOR: "TUNDRA DUST"
ICC # ESR-1215
INSTALL PER DETAIL 12A02

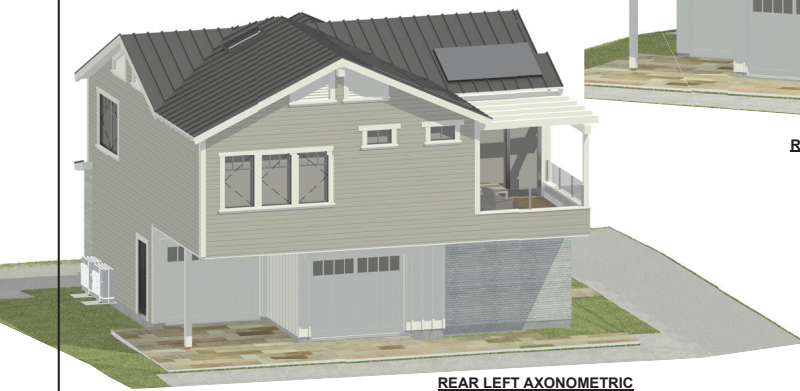
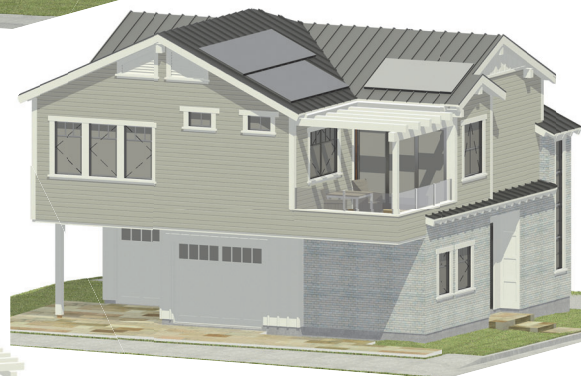
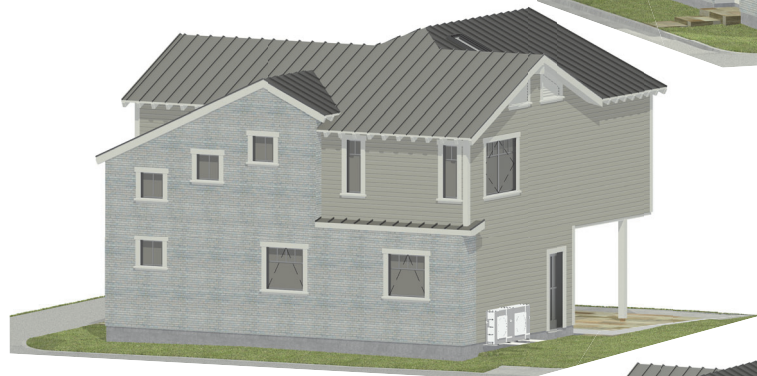
WINDOWS & EXTERIOR DOORS:
DOORS BY "FLEETWOOD" SERIES 30707 MULTI-SLIDERS
WINDOWS BY "FLEETWOOD" SERIES 5007 ALUMINUM
COLOR: "BLACK"
ICC # N/A - SEE SCHEDULE SHT. A12

SIDING:
HORIZONTAL SHIP-LAP SIDING:
"WINDSOR ONE" SHIP-LAP 0' 156 F.E.L.
(2 LAYERS AT SHEAR PANELS)
COLOR: "DUNN EDWARDS" "FOGOY DAY" DE6226
& "DUNN EDWARDS" "PLAY ON GRAY" DE6228
BOARD & BATT SIDING & TRIMS:
TYPE: 1X3 CEDAR BATTS 0' 12" MIX
0' 156 F.E.L. (2 LAYERS AT SHEAR PANELS)
ICC # N/A
PROVIDE COLOR SAMPLES FOR OWNER APPROVAL

ROOF NOTES:
1. NEW ROOFING TO BE CLASS "A" "CUSTOM BILT METALS"
2. G.I. METAL 0' 306 F.E.L. ICC# ESR 2048
(OR PER MANUF.). COLOR: "STORM GRAY"
3. PROVIDE RIDGE CAPS AT ALL RIDGES AND HIPS
4. PROVIDE MIN. 26 GA. G.I. 2 BAR FLASHING AT ALL ROOF TO WALL CONNECTIONS
5. PROVIDE 26 GA. G.I. VALLEY FLASHING OVER MIN. NO. 72 ASTM CAP SHEET 36" WIDE
6. X FULL LENGTH OF VALLEY
7. PROVIDE G.I. ROOTS AT ALL PIPE AND VENT PENETRATIONS
8. PROVIDE CONTINUOUS ALUMINUM GUTTERS W/ SCREENS TO PREVENT LEAF AND
DEBRIS BUILD UP AND DOWNSPUTS TO 4" DRAINLINE
9. PROVIDE ATTIC VENTING EQUAL TO 1/150 OF ATTIC AREA- GREENS SHALL BE COPPER
10. PROVIDE 1/2" MINIMUM AND 1/4" MAXIMUM OPENING.
SEE VENT CALCULATIONS SHEET A1.9



PLAN CHECK #R02025-0165
CDP PC # PA2025-0218
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5/30/25
GARCIA RESIDENCE
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NEWPORT BEACH, CALIFORNIA
EXTERIOR ELEVATIONS
JUNE 6, 2025
SHEET
A3.1



PLAN CHECK REF: 22-0181	PLAN CHECK APPROVAL:
CDP PC # PAB22-0218	REVISIONS:
 <p>John F. McNeely Incorporated RESIDENTIAL DESIGN</p> <p>947 678 PLACE SPRINGFIELD, OR 97178 C. 949.233.3435 E. jfmcneely@jfmcc.com www.jfmcc.com</p> <p><i>John F. McNeely</i> 6/30/23</p>	
<p>GARCIA RESIDENCE 6601 SEASHORE DRIVE NEWPORT BEACH, CALIFORNIA</p>	
<p>EXTERIOR ELEVATIONS</p>	
<p>JUNE 6, 2025</p>	
<p>SHEET A3.3</p>	

