



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

January 15, 2026
Agenda Item No. 2

SUBJECT: Mai Residential Coastal Development Permit
▪ Coastal Development Permit No. (PA2025-0122)

SITE LOCATION: 421 Harding Street

APPLICANT: Darian Radac

OWNER: Henry Mai

PLANNER: Cameron Younger, Planning Technician
cyounger@newportbeachca.gov, (949) 644-3228

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** RM (Multiple Unit Residential)
- **Zoning District:** RM (Multiple Residential)
- **Coastal Land Use Plan Category:** Multiple Unit Residential (RM-E) (30.0-39.9 DU/AC)
- **Coastal Zoning District:** Multiple Residential (RM)

PROJECT SUMMARY

A coastal development permit (CDP) to allow for the demolition of an existing two-unit dwelling and for the construction of a 2,789-square-foot single-unit residence, with an attached 318-square-foot junior accessory dwelling unit (JADU), and an attached 355-square-foot two-car garage. The project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the municipal code 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. PA2025-0122 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the RM Coastal Zoning District, which provides for multi-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis development because the property is in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a two-unit residence to be demolished, and a new single-unit residence with an attached JADU to be constructed. The neighborhood is predominantly developed with two- and three-story, multi-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.



Figure 1: Oblique Aerial Image of Neighborhood

- The proposed two-unit dwelling conforms to applicable development standards, including floor area limit, setbacks, and height as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	5 feet	5 feet
Sides	3 feet	3 feet
Rear	5 feet	5 feet
Allowable Floor Area (max.)	2,789 square feet	2,789 square feet
Allowable 3rd Floor Area (max.)	N/A pursuant to Section 20.48.180(A)(1)(b) of the NBMC	611 square feet
Allowable 3rd Floor Area & Covered (max.)	N/A pursuant to Section 20.48.180(A)(1)(b) of the NBMC	252 square feet
Open Space (min.)	239 square feet	568 square feet
Parking (min.)	2 per unit; in a garage	2 car tandem garage parking
Height (max.)	28-foot flat roof 33-foot sloped roof	32.79-foot sloped roof

- 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.

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 creates a new two-unit residence located on a standard RM lot. 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.

- 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 on Peninsula Park and is not visible from the site as it is approximately 835 feet away. As currently developed, the existing property is not located within the view shed of the park. The proposed two-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 project is not located near a Public Beach Access point as identified in the CLUP. Vertical access to the bay and beach is available adjacent to the site along Adams Street, approximately 330 feet south of the property abutting a public boardwalk on East Ocean Front. Lateral access is available on the beach to the east on the East Ocean Front public boardwalk. The project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under 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.

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 (Local Coastal Program [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:



Cameron Younger, Planning Technician

DL/cy

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF A TWO-UNIT RESIDENCE AND THE CONSTRUCTION OF A NEW SINGLE-UNIT RESIDENCE AND ACCESSORY DWELLING UNIT LOCATED AT 421 HARDING STREET (PA2025-0122)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Darian Radac (Applicant) on behalf of Henry Mai (Owner) with respect to property located at 421 Harding Street and legally described as Lot 8 of Block 3 (Property) in the City of Newport Beach, requesting approval of a coastal development permit (CDP).
2. The Applicant requests a CDP to demolish the existing two-unit residence and construct a 2,316-square-foot single-unit residence, a 318-square-foot junior accessory dwelling unit (JADU), with an attached 155-square-foot two-car garage intended for tandem parking. The Project includes landscape, hardscape, and subsurface drainage facilities all within the confines of private property. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested (Project).
3. The Property is designated Multiple Residential (RM) by the General Plan Land Use Element and is located within the Multiple Residential (RM) Zoning District.
4. The property is located within the Coastal Zone. The Coastal Land Use Plan category is Multiple Unit Residential (RM-E – 30.0 - 39.9 DU/AC) and it is located within the Multiple Residential (RM) Coastal Zoning District.
5. A public hearing was held on January 15, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 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 construction of limited numbers of small, new facilities or structures; installation of small equipment and facilities, and the conversion of existing small structures where only minor modifications are made in the exterior. This Project consists

of the demolition of an existing two-unit structure and the construction of a new single-unit residence with an attached JADU. Therefore, the Project is eligible for 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.

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 Project proposes a gross floor area of 2,789 square feet, which complies with the maximum gross floor area of 2,789 square feet allowed for the Property.
 - b. The proposed development provides the minimum required setbacks, which are 5 feet along the front property line abutting Harding Street, 3 feet along each side property line, and 5 feet along the rear property line abutting the alley. The Project will conform to the required setbacks, including the required additional 15-foot third-floor front and rear step-backs, with no encroachments proposed on either side.
 - c. The highest guardrail is less than 28 feet from the established grade at 9.0 feet and the highest ridge is less than 33 feet from the established grade which complies with the maximum height requirements of Newport Beach Municipal Code (NBMC).
 - d. As the current established grade is less than 9.0, the proposed development will comply with the minimum top of slab elevation of 9.0 (NAVD88)
2. The neighborhood is predominantly developed with two- and three-story multiple unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.

3. The Property is located inland in a developed area approximately 330 feet from the beach and approximately 835 feet from the Balboa Pier and Peninsula Park. Additionally, the Property is approximately 300 feet south of the bay.
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 Property 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 viewpoints are at Peninsula Park and the adjacent Balboa Pier which are not visible from the site as they are located approximately 835 feet southeast of the Property. As currently developed, the existing property is not located within the view shed of the park and pier. The proposed two-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.

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 bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the Project creates a new single-unit residence with an attached JADU to an existing RM zoned lot. 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. The Project is not located near a Public Beach Access point as identified in the CLUP. Vertical access to the beach is available adjacent to the site along Adams Street, approximately 330 feet south of the Property abutting a public boardwalk on East Ocean Front. Lateral access is available on the East Ocean Front public boardwalk. 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 under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit filed as PA2025-0122, 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 15TH DAY OF JANUARY 2026.

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. Demolition beyond the approved scope of work requires planning division approval before the commencement of work. Approval of revisions to project plans is not guaranteed. Any changes in the current scope of work may require the entire structure to be demolished and redeveloped in conformance with the current Zoning Code Development Standards.
4. 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.
5. 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.
6. 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.

7. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
8. 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.
9. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
10. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
11. 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 CDP.
12. This CDP 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.
13. *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.*
14. *Before the issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
15. *Before the issuance of building permits, 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.*
16. 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.
17. 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, and 8:00 a.m. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.

18. 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 Newport Beach Municipal Code (NBMC).
19. 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.
20. 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.
21. This Coastal Development Permit No. PA2025-0122 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.
22. 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 nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Mai Residence, including but not limited to Coastal Development Permit No. PA2025-0122**. 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, attorney's fees, and damages that which the City incurs in enforcing the indemnification provisions set forth in 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

23. The Project shall require the installation of fire sprinklers, complying with the 2022 NFPA 13D standards, unless otherwise directed by the Fire Department.
24. At least one unobstructed walk bath from the front to the rear of the property at a minimum of 36 inches wide shall be required for emergency access.

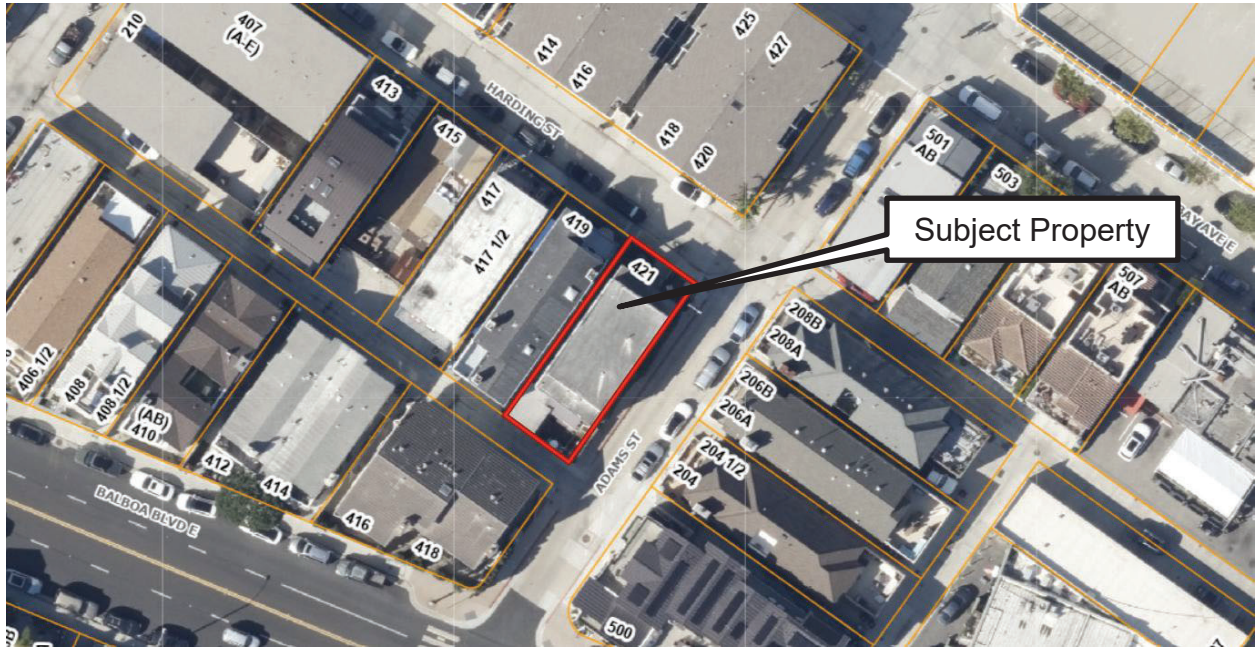
Building Division

25. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent City-adopted version of the California Building Code (CBC).

Attachment No. ZA 2

Vicinity Map

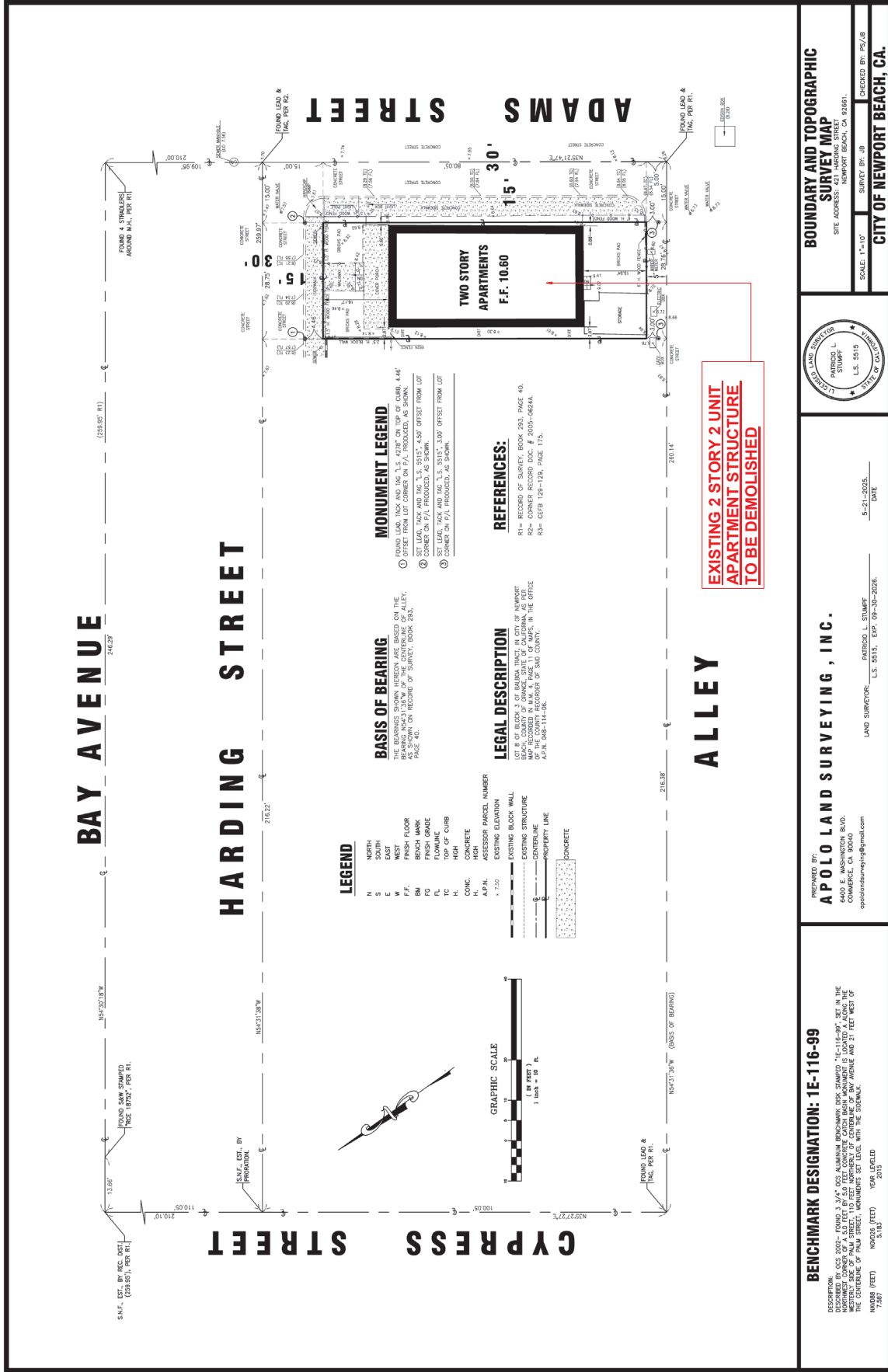
VICINITY MAP



Coastal Development Permit No. (PA2025-0122)
421 Harding Street

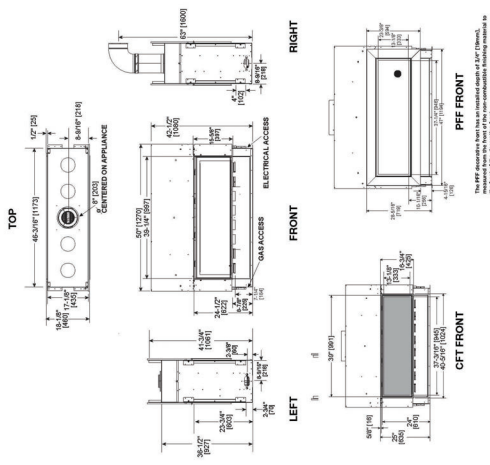
Attachment No. ZA 3

Project Plans



MAJESTIC

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

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PROPOSED FIREPLACE
MANUFACTURER

Integrity™ The golden standard in natural stone. Integrity is a collection of natural stone fireplace surrounds that are available in a variety of colors and textures. The stone is quarried from the same source as the stone used in the fireplace, ensuring a perfect match.

Ultimate™ The ultimate in natural stone. Ultimate is a collection of natural stone fireplace surrounds that are available in a variety of colors and textures. The stone is quarried from the same source as the stone used in the fireplace, ensuring a perfect match.

Stone The stone fireplace surrounds are available in a variety of colors and textures. The stone is quarried from the same source as the stone used in the fireplace, ensuring a perfect match.

Black The black fireplace surrounds are available in a variety of colors and textures. The black is a solid color, ensuring a perfect match.

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Black The black fireplace surrounds are available in a variety of colors and textures. The black is a solid color, ensuring a perfect match.



**OPTION 4: DASO SLUING UNDER ROOF AND
UNIVERSITY OF EXTERIOR BECK.**


Contact:

DasoXTR Headquarters
10000 University Blvd SW, Suite 800
Alamogordo, CA 92003

Toll-Free: 1.855.774.0002 Main Phone
Fax: 1.404.691.15870

Email: mailto:info@dasoXTR.com
Web: www.dasoXTR.com

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ColorTakt SmoothCoat Exterior Stucco

OMEGA

01/2012

ColorTakt SmoothCoat Exterior Stucco is a 100% cementitious, factory-blended product that is designed to provide a smooth finish to exterior walls. It is available in a variety of colors and can be applied to a variety of substrates. The product is designed to provide a smooth finish to exterior walls and is available in a variety of colors. The product is designed to provide a smooth finish to exterior walls and is available in a variety of colors. The product is designed to provide a smooth finish to exterior walls and is available in a variety of colors.

Advantages

- 100% cementitious
- Available in a variety of colors
- Can be applied to a variety of substrates
- Provides a smooth finish to exterior walls

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NOVUM
ARCHITECTURE, Inc.

OFFICES: SOUTH BAY / ORANGE COUNTY
11455 VANOWEN ST., STE. 142,
REDONDO BEACH, CA 90277
TEL 310-383-1827 / 310-709-4476
www.novumarchitecture.com

421 Harding St
Residence & ADU
1221 HARDING ST NEWPORT BEACH CALIFORNIA 92661
Client: Henry Mai

No.	Description	Date

Project & Finish Specifications

Project Number	NB2025
Date	11-11-2025
Drawn By	Author
Checked By	Checker

A-0.4

Scale

No.	Description	Date
1	Planning Rev	11-11-25

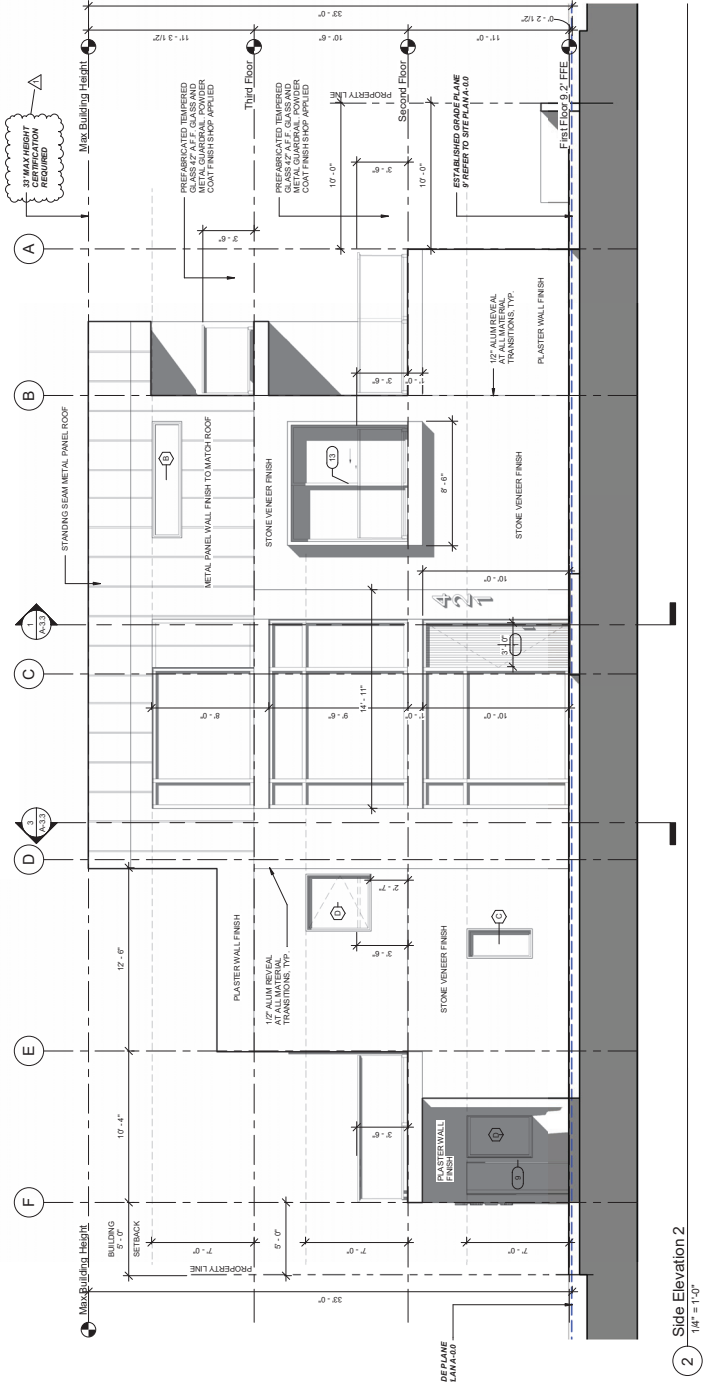
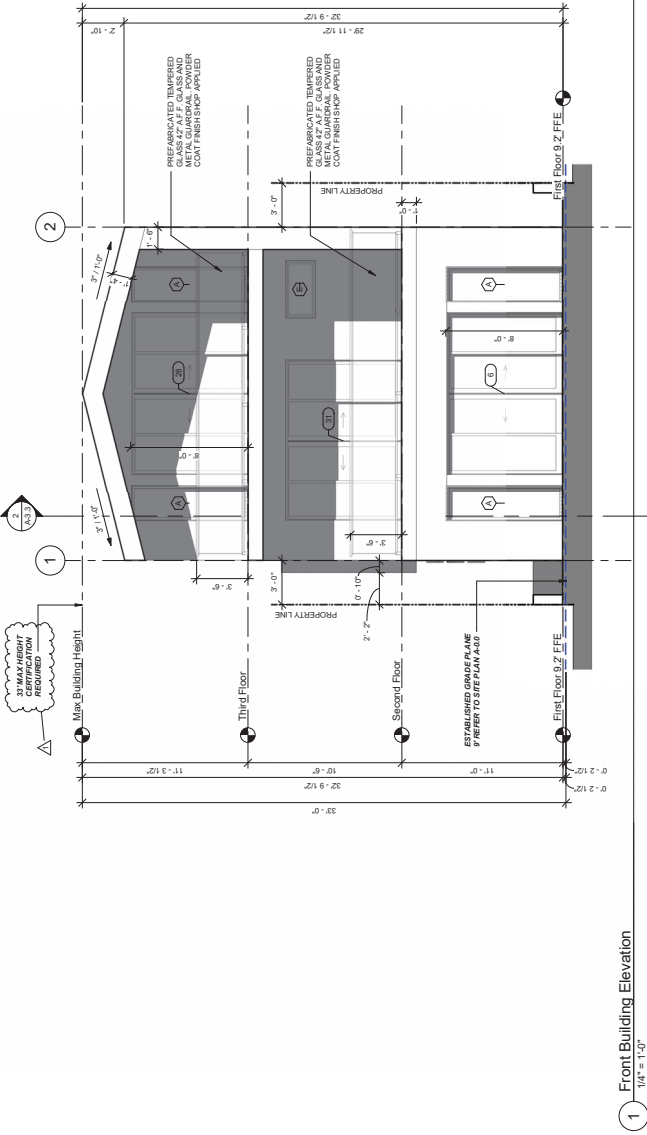
Exterior Elevations



Project Number: NB2025
Date: 11-11-2025
Drawn By: Author
Checked By: Checker

A-3.0

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



No.	Description	Date
1	Planning Rev	11-11-25

Exterior Elevations



Project Number NB2025

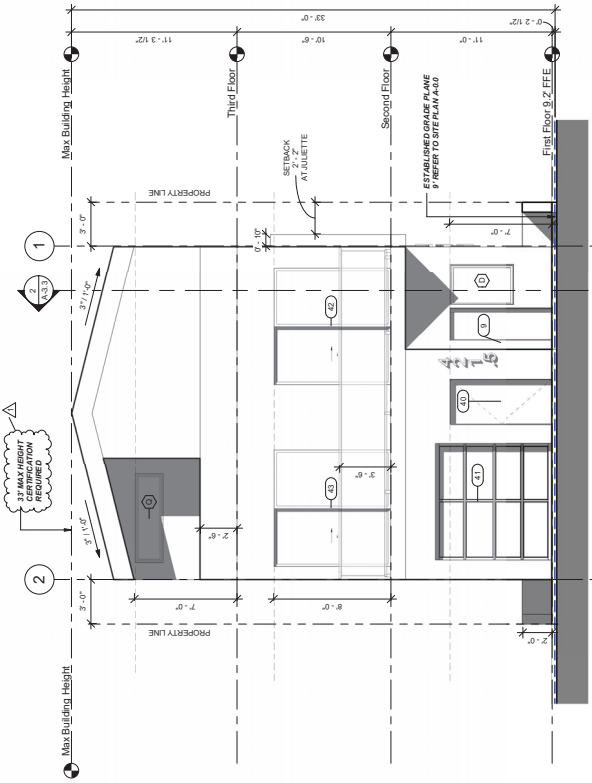
Date 11-11-2025

Drawn By Author

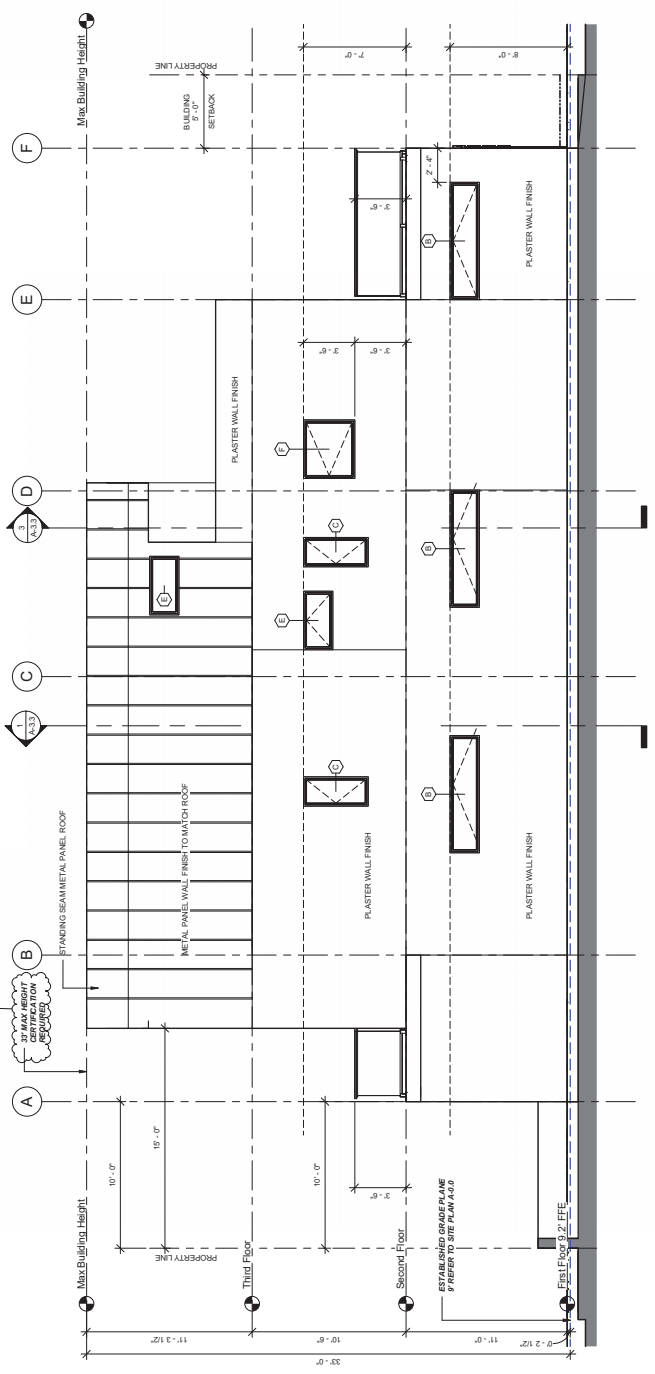
Checked By Checker

A-3.1

Scale 1/4" = 1'-0"



1 Rear Building Elevation
1/4" = 1'-0"



2 Side Elevation 1
1/4" = 1'-0"

No.	Description	Date
1	Planning Rev	11-11-20

Building Sections



Project Number

NB2025

Date

11-11-2025

Drawn By

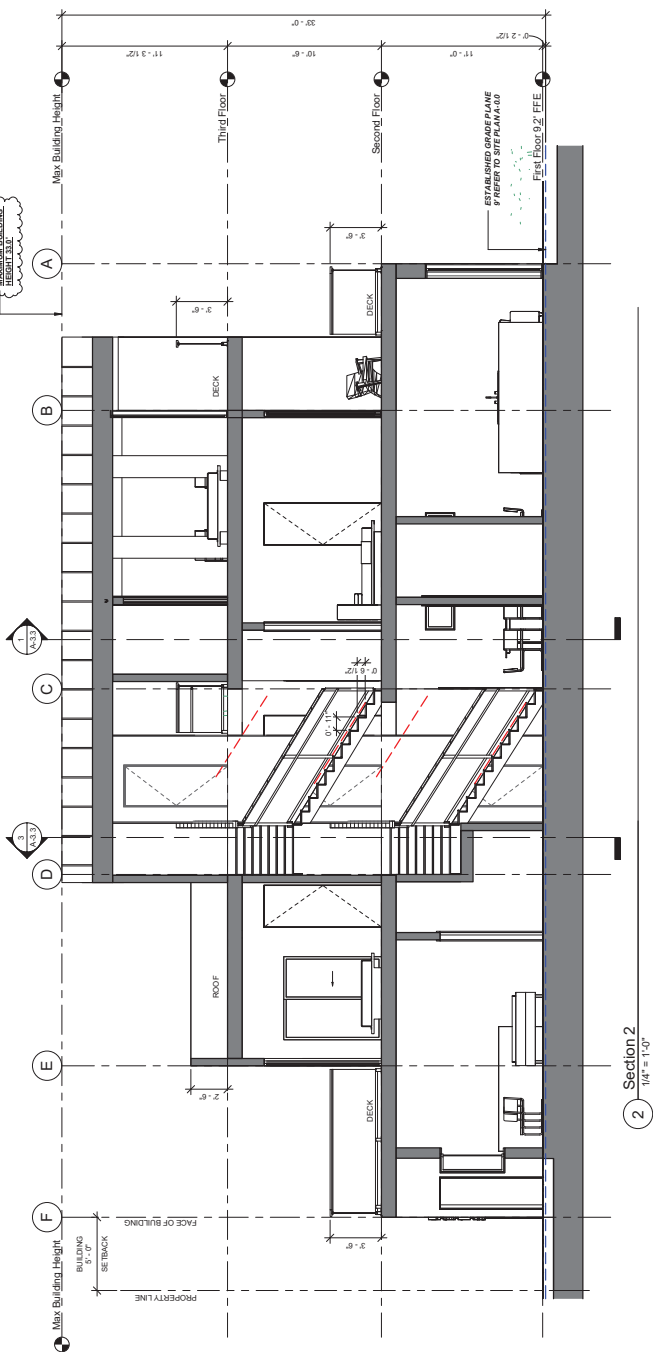
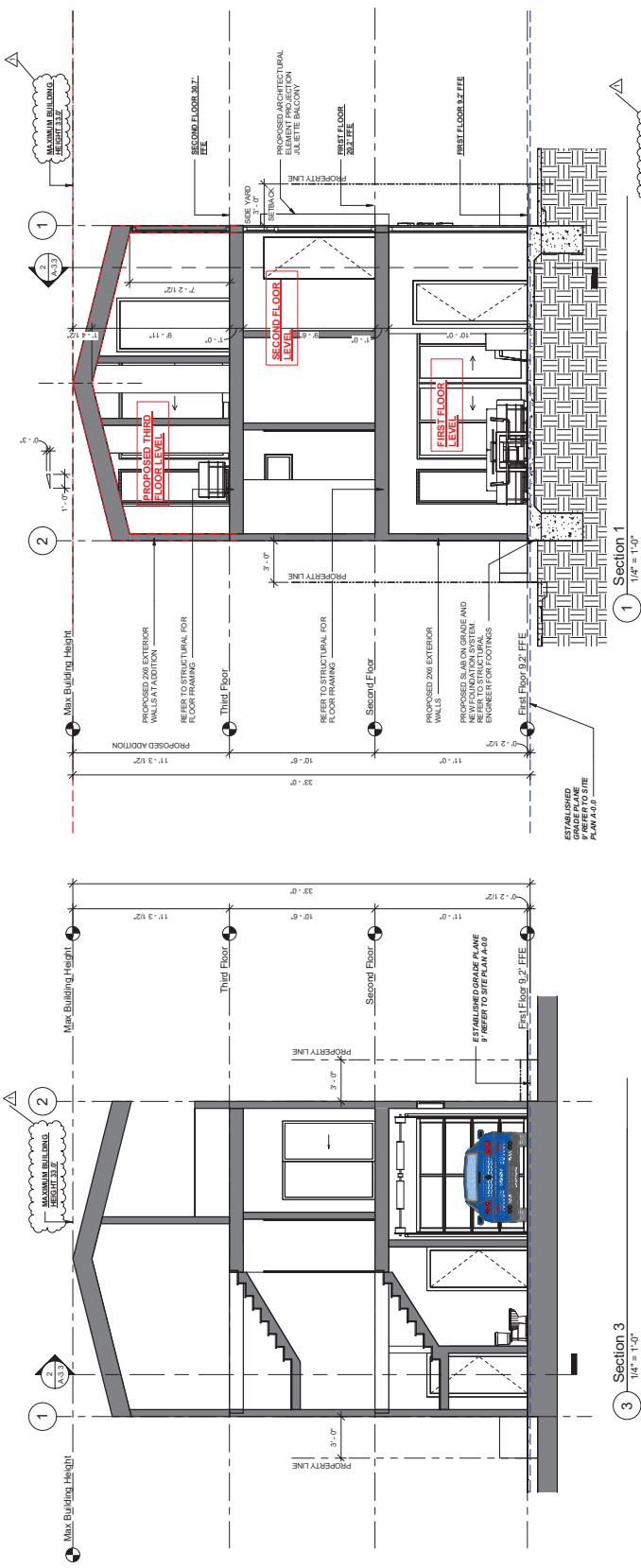
Author

Checked By

Checker

A-3.3


Scale 1/4" = 1'-0"



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

No.	Description	Date

Exterior 3D Concept Images



Project Number

NB2025

Date

11-11-2025

Drawn By

Author

Checked By

Checker

A-5.0

Scale



1 3D View Color 1



3 3D View Color 3



2 3D View Color 2



1 3D View 8

Scale

A-5.1

Checked By Checker

Drawn By Author

Date 11-11-2025

Project Number NB2025



Exterior 3D Concept Images

No.	Description	Date

421 Harding St
Residence & ADU
Client: Henry Mai
421 HARDING ST NEWPORT BEACH CALIFORNIA 92661



No.	Description	Date

Exterior 3D Concept Images



PROJECT NUMBER

NB2025

DATE

11-11-2025

DRAWN BY

Author

CHECKED BY

Checker

A-5.2

Scale



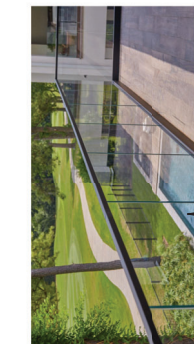
1 3D View 1



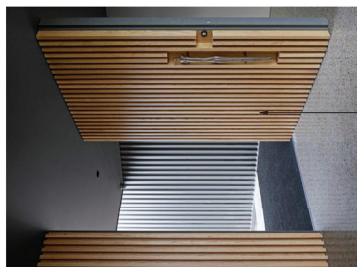
2 3D View 2



FLEETWOOD POCKET GLASS
DOOR WITH RECESSED TRACK



<https://www.vivavrail.com/>



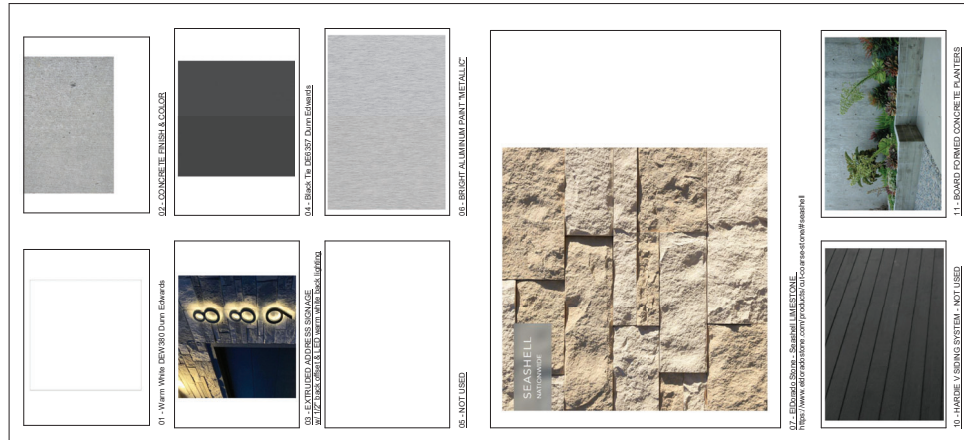
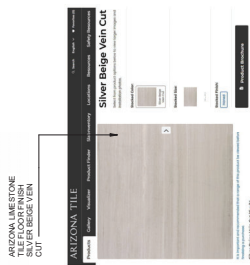
—NOT WOOD DOOR—



DASO WOOD CEILING



OPTIONAL VERTICAL
LOUVERS FOR
SUNSHADE



1 Color & Material Board

No.	Description	Date

421 Harding St
Residence & ADU
1211 HARDING ST NEWPORT BEACH CALIFORNIA 92661
Client: Henry Mai

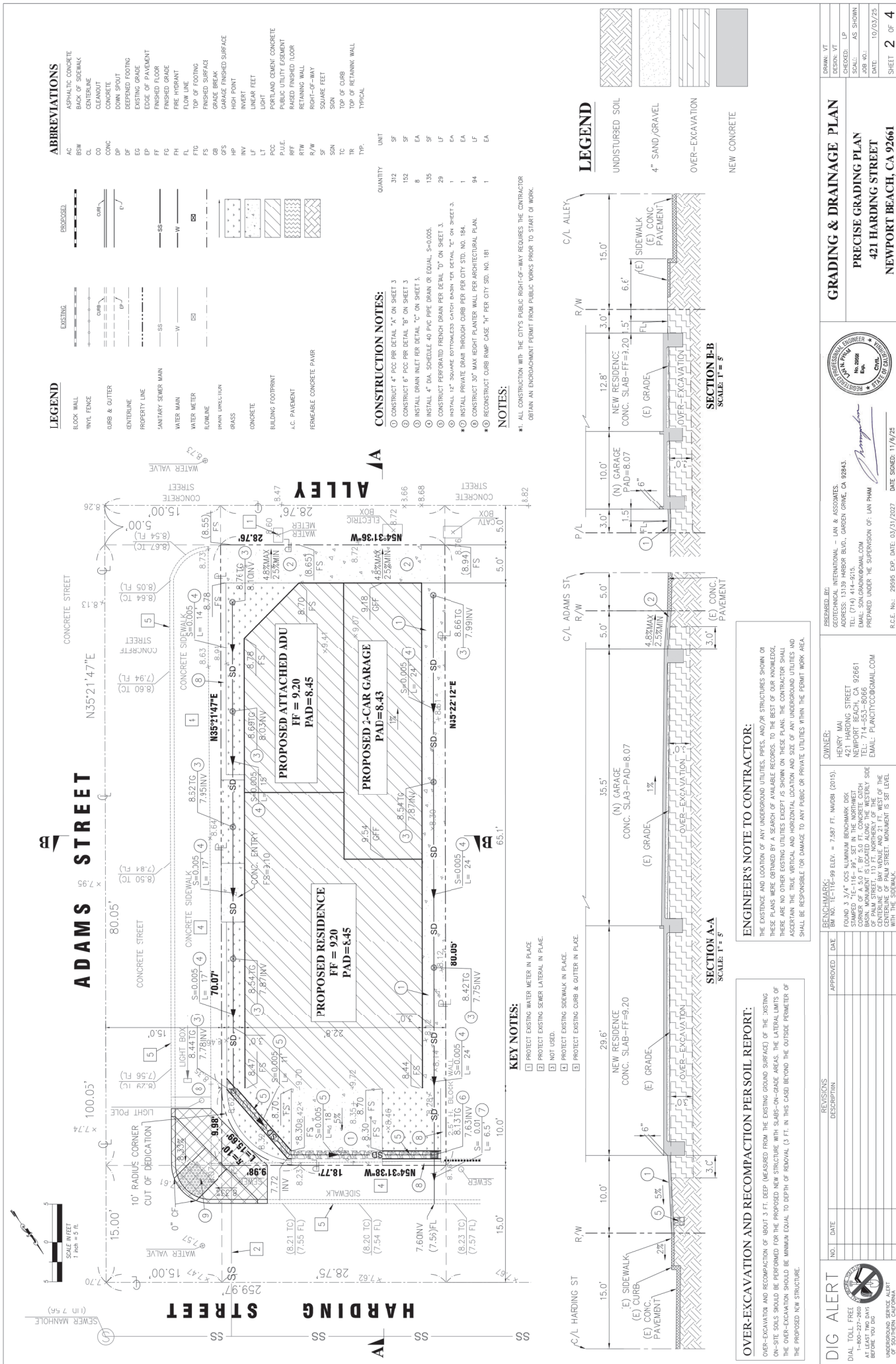
Color & Material Board

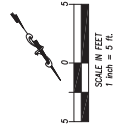


Project Number	NB2025
Date	11-11-2025
Drawn By	Author
Checked By	Checker

A-5.3

Scale





1. IN CASE OF EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS TO BE STORED ON SITE.
2. A STAFFING CHART FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY STALLED OR STOPPED EMERGENCY CONTROL MEASURES WHEN RAIN IS IMMINENT.
3. DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
4. ALL REMOVABLE PROTECTIVE MEASURES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERM AND DESILTING BASINS AND THE BASINS PUMPED DRY. ANY GRADED SLOPE SURFACE PROTECTIVE MEASURES DAMAGED FROM A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.
6. FILL SPURS ON THE CONSTRUCTION AREA PERMETER MUST BE DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
7. DURING GRADING OPERATIONS AND PRIOR TO CONSTRUCTION, THE DEPTH OF WATER IN ANY PONDS EXCEEDS TWO FEET.
8. DURING GRADING OPERATIONS ON THE SITE, THE PROHIBITION OF TEMPORARY PERMANENT DRAINAGE STRUCTURES TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
9. ALL EXISTING DRAINAGE CONDITIONS ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJACENT PROPERTIES DURING CONSTRUCTION.
10. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
11. SEWER LINES SHALL BE CAPPED.
12. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
13. STREETS AND SIDEWALKS ARE TO REMAIN CLEAN AND CLEAR.
14. EMERGENCY CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
15. THE PROBABILITY OF RAIN EXCEEDS 40 PERCENT AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 40 PERCENT DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHETHER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
16. TEMPORARY DESILTING BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

SE-1 & ME-1: PLACE 4" HIGH TEMPORARY CONSTRUCTION FENCE WITH SANGUINS PER DETAIL. HEREON.

SE-2: IMPLEMENT STREET SHEETING AND MOUNDING BMP PER CASQA STANDARDS.

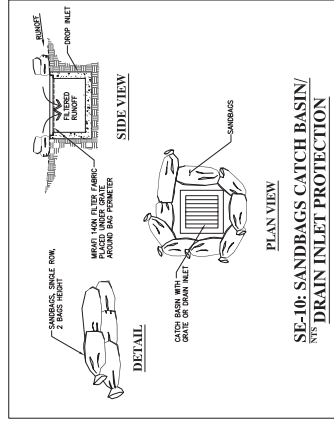
SE-3: INSTALL STORM DRAIN INLET PROTECTION BMP PER CASQA STANDARDS.

SE-4: STABILIZED CONSTRUCTION ENTRANCE/EXIT BMP PER DETAIL. HEREON.

ME-1: IMPLEMENT MATERIAL DELIVERY AND STORAGE PER CASQA STANDARDS.

ME-2: IMPLEMENT CONCRETE WASHOUT AREA PER CASQA STANDARDS. DETAIL HEREON.

ME-3: SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA STANDARDS.

[illegible]

BENCHMARK:
BM NO. 1E-116-99 ELEV. = 7.587 FT. NAVD83 (2015).

OWNER:
HENRY MAI
421 HARDING STREET
NEWPORT BEACH, CA 92661
TEL: 714-683-8066
EMAIL: PLANCITTCO@GMAIL.COM

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK
STAMPED "E-116-99". SET IN THE CONCRETE
CORNER OF A 5.0 FT. BY 5.0 FT. NORTHWEST
BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE
OF THE CENTERLINE OF THE 10 FT. WIDE AND 21 FT. WEST
OF THE CENTERLINE OF PALM STREET. MONUMENT IS SET LEVEL
WITH THE SIDEWALK.

PREPARED BY:
 GEOTECHNICAL INTERNATIONAL - LAN & ASSOCIATES.
 ADDRESS: 13139 HARBOR BLVD., GARDEN GROVE, CA 92643.
 TEL: (714) 414-9215.
 EMAIL: SON.GRAINGO@GMAIL.COM
 PREPARED UNDER THE SUPERVISION OF: LAN PHAM

<div> <div>EROSION CONTROL PLAN</div> <div> <div>PRECISE GRADING PLAN</div> <div>421 HARDING STREET</div> <div>NEWPORT BEACH, CA 92661</div> </div> </div>	DRAWN: VT
	DESIGN: VT
	CHECKED: LP
	SCALE: AS SHOWN
	JOB NO.: DATE 10/03/25