



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

October 16, 2025
Agenda Item No. 4

SUBJECT: O'Brien Residence (PA2025-0116)
▪ Coastal Development Permit

SITE LOCATION: 1624 West Ocean Front

APPLICANT: John Walz

OWNER: Toby O'Brien

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

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two Unit Residential (RT-D) (20.0-29.9 DU/AC)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

PROJECT SUMMARY

A coastal development permit (CDP) to demolish an existing 3,049 square-foot duplex and construct a new three-story 2,738-square-foot single unit dwelling with a 485-square-foot garage and an attached 928-square-foot accessory dwelling unit (ADU). The project also includes the installation of landscaping, hardscaping, and site walls. The project complies with all applicable development standards, and no deviations are requested. All improvements authorized by the CDP are within private property.

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. PA2025-0116 (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-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 duplex. The neighborhood is predominantly developed with two and three-story, single- and multi-unit-dwellings. 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 single-unit dwelling and attached ADU 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	9 feet	12 feet 3 inches
Sides	3 feet	3 feet
Rear	N/A (20-foot rear alley)	~1 foot
Allowable Floor Area (max.)	4,488 square feet	4,151 square feet
Allowable 3rd Floor Area (max.)	448.8 square feet	442 square feet
Allowable 3rd Floor Area & Covered (max.)	1122 square feet	701 square feet
Open Space (min.)	33.6 square feet	372 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

- Pursuant to subsection 20.48.200.F.8(d)(ii) and 21.48.200.F.8(d)(ii) of the Newport Beach Municipal Code (NBMC), a walking route was included into the project's plan set to demonstrate that additional parking for the ADU is not required if the Property is half a mile away from nearest major transit stop. Staff confirmed that the property is indeed within the half-mile distance.

Hazards

- The property is located in a developed area on the Balboa Peninsula and approximately 470 feet from the Mean High-Water Line of the ocean.
- The finished floor elevation of the proposed single-unit dwelling is 12.17 feet North American Vertical Datum of 1988 (NAVD 88), which complies with the minimum 9.00-foot (NAVD 88) elevation standard for new structures.
- A Coastal Hazards Report and Sea Level Rise Analysis were prepared by Skelly Engineering, dated April 14, 2025, for the project. The report concludes that the proposed project is reasonably safe from shoreline erosion due to the lack of waves or wakes that can erode sand from the beach. The report also concludes that the project will be reasonably safe from future sea level rise assuming an increase from 1.3 feet (likely scenario) to 4.5 feet (unlikely scenario) which accounts for future extreme ocean water level in the range of 9.0 feet NAVD 88 to 12.2 feet NAVD 88. The finished floor elevation of the first floor of the proposed structure is 12.17 feet NAVD 88, which complies with the minimum 9.0-foot NAVD 88 elevation standard for new structures and is above the "likely" maximum future ocean water elevation. Overall, the report concludes that the Project will not be affected by the projected 75-year sea level rise due to its distance from the shoreline.
- 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 property is located approximately 470 feet from the Mean High-Water Line of the beach. Under Section 21.35.030 (Construction Pollution Prevention Plan) of the NBMC, a Construction Pollution Prevention Plan (CPPP) is required to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. A CPPP has been provided and construction plans and activities will be required to adhere to the CPPP.
- Under 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 and Hydrology Plan (WQHP) is required. A preliminary WQHP has been prepared for the project by Toal Engineering, Inc. dated December 4, 2023. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a LID approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. The final priority WQHP shall be reviewed and approved by the Building Division during plan check.
- 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. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC 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 duplex located on a standard R-2 lot with a new single-unit dwelling and attached accessory dwelling unit. 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 is not located near Coastal Viewpoint or Coastal View Road as identified in the Coastal Land Use Plan (CLUP). The nearest coastal viewpoint is Veterans Memorial Park, approximately 600 feet northeast of the property. This viewpoint is not visible from the property, and the project is also not located between Marina Park or the bay. Therefore, the project would not obscure views from these public areas.
- Vertical access to the beach is available at the 16th and 17th Street end from West Balboa Boulevard. The property is located adjacent to the West Ocean Front boardwalk, which serves as lateral access and provides a path along the beach for pedestrian and bicycle use. The project does not include any features that would obstruct access along these routes.
- As a beachfront property, the front elevation will be visible from the beach. While the property only requires a nine-foot front setback, the project provides a setback of approximately 12 feet. This enlarged setback area helps enhance the visual quality of the coast as viewed through the 17th Street street-end from West Balboa Boulevard, as well as from the West Ocean Front Boardwalk and beach beyond. Additionally, the project maintains a building envelope consistent with the existing neighborhood pattern of development and complies with all applicable local coastal program (LCP) development standards, including all third-floor standards of the NBMC which limits the size and location of the third floor. Therefore, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

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, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modification are made in the exterior of the structures. Class 3 also exempts the demolition of up to three single-unit dwellings and additions of up to 10,000 square feet to existing structures and allows the construction or conversion of up to three single-unit dwellings. In this case, the project consists of the demolition of an existing duplex and the construction of a new 2,738-square-foot single-unit dwelling with a 485-square-foot two-car garage and an attached 928-square-foot ADU 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 (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:



Laura Rodriguez, Assistant Planner
DL/lr

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 DUPLEX AND CONSTRUCT A NEW THREE-STORY SINGLE-UNIT DWELLING WITH AN ATTACHED ACCESSORY DWELLING UNIT AND ATTACHED TWO-CAR GARAGE LOCATED AT 1624 WEST OCEAN FRONT (PA2025-0116)

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 (Applicant), concerning property located at 1624 West Ocean Front and legally described as Lot 12 of Block 16 of Section B Newport Beach Tract (Property), requesting approval of a coastal development permit (CDP).
2. The Applicant requests a CDP to demolish an existing 3,049-square-foot duplex and construct a new three-story 2,738-square-foot single-unit dwelling with a 485-square-foot garage and an attached 928-square-foot accessory dwelling unit (ADU). The project also includes the installation of landscaping, hardscaping, and site walls. The project complies with all applicable development standards, and no deviations are requested. All improvements authorized by the CDP are within private property (Project).
3. The 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.
4. The Property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Two Unit Residential (RT-D) and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.
5. A public hearing was held on October 16, 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 consists of construction and location of limited numbers of new, small facilities or structures; installation of small equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor

modifications are made in the exterior of the structures. Class 3 also exempts the demolition of up to three single-unit dwellings and additions of up to 10,000 square feet to existing structures and allows the construction or conversion of up to three single-unit dwellings. In this case, the Project consists of the demolition of an existing duplex and the construction of a new 2,738-square-foot single-unit dwelling with a 485-square-foot two-car garage and an attached 928-square-foot ADU.

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

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the 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 (LCP).*

Facts in Support of Finding:

1. The Project 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 4,488 square feet and the proposed floor area is 4,151 square feet.
 - b. The Project provides the minimum required setbacks, which are 12 feet from the property line along West Ocean Front and three feet from each side property line. There is no setback from the rear property line along the alley.
 - c. The highest flat roof element does not exceed the maximum 24 feet from the established grade, which is 11.46 feet per the North American Vertical Datum of 1988 (NAVD 88) and the highest sloping roof does not exceed 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 dwellings with less than 4,000 square feet of habitable floor area. Pursuant to subsection 20.48.200.F.8(d)(ii) and 21.48.200.F.8(d)(ii) of the NBMC, a walking route was included into the project's plan set to demonstrate that additional parking for the ADU is not required if the Property is half a mile away from nearest major transit stop. Staff confirmed that the property is indeed within the half-mile distance.

2. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by Skelly Engineering, dated April 14, 2025, for the Project. The report utilizes the latest adopted Sea Level Rise Guidance: 2024 Update provided by the State of California and concludes that the Project is reasonably safe from shoreline erosion due to the lack of waves or wakes that can erode sand from the beach. The report also concludes that the Project will be reasonably safe from future sea level rise, assuming an increase from 1.3 feet (likely scenario) to 4.5 feet (unlikely scenario) which accounts for future extreme ocean water level in the range of 9.0 feet NAVD 88 to 12.2 feet NAVD 88. The finished floor elevation of the first floor of the proposed structure is 12.17 feet NAVD 88, which complies with the minimum 9.0-foot NAVD 88 elevation standard for new structures and is above the “likely” maximum future ocean water elevation. Overall, the report concludes that the Project will not be affected by the projected 75-year sea level rise due to its distance from the shoreline.
3. 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.
4. The Property is located 470 feet from the Mean High-Water Line of the ocean. A Construction Pollution Prevention Plan (CPPP) was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The Project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City’s storm drain system.
5. 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 Water Quality and Hydrology Plan (WQHP) is required. A preliminary WQHP has been prepared for the Project by Total Engineering, Inc. dated, December 4, 2023. The WQHP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a Low Impact Development (LID) approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. The final priority WQHP shall be reviewed and approved by the Building Division during plan check.
6. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. A condition of approval is included that requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
7. The Project is not located near Coastal Viewpoint or Coastal View Road as identified in the Coastal Land Use Plan (CLUP). The nearest coastal viewpoint is Veterans Memorial

Park, approximately 600 feet northeast of the Property. This viewpoint is not visible from the Property. Therefore, the Project would not obscure views from these public areas.

8. As a beachfront property, the front elevation will be visible from the beach. While the Property only requires a nine-foot front setback, the Project provides a setback of approximately 12 feet. This enlarged setback area helps enhance the visual quality of the coast as viewed through the 17th Street street-end from West Balboa Boulevard, as well as from the West Ocean Front Boardwalk and beach beyond. The Project also complies with all applicable LCP development standards, including all third-floor standards of the NBMC which limits the size and location of the third floor. Therefore, the Project is not anticipated to 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 Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC 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 duplex located on a standard R-2 lot with a new single-unit dwelling and attached accessory dwelling unit. 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 located near a Public Beach Access point as identified in the CLUP. Vertical access to the beach is available at the 16th and 17th Street end from West Balboa Boulevard. The Property is located adjacent to the West Ocean Front boardwalk, which serves as lateral access and provides a path along the beach for pedestrian and bicycle use. The Project does not include any features that would obstruct access along these routes.
3. The Property provides vehicular access from 16th and 17th Street as well as West Ocean Front Alley, which is not proposed to change with the Project.

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 No. PA2025-0116 subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program (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.

PASSED, APPROVED, AND ADOPTED THIS 16TH DAY OF OCTOBER 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL***(Project-specific conditions are in italics)*

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. *Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices 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 and assigns.*
3. *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 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 the development. This letter shall be scanned into the plan set before building permit issuance.*
4. *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.*
5. *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.*
6. *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.*
7. *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.*
8. *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.*

9. *Prior to the issuance of a building permit, the final WQHP/WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved CPPP and WQHP/WQMP and any changes could require separate review and approval by the Building Division.*
10. This approval does not authorize any new or existing improvements (including landscaping) on California Coastal Permit Jurisdiction, State tidelands, public beaches, or the public right-of-way. Any improvements located on tidelands, submerged lands, and/or lands that may be subject to the public trust shall require a coastal development permit (CDP) approved by the California Coastal Commission (CCC). Before the issuance of building permits, the applicant shall provide a copy of said CDP or CDP waiver or documentation from the CCC that subject improvements are not subject to the permit requirements of the Coastal Act and/or not located within the permit jurisdiction of the CCC.
11. 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.
12. This Coastal Development Permit does not authorize any development seaward of the private property.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
19. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
20. 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.
21. 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 the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
22. 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.
23. 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.
24. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Regulations) of the NBMC and other applicable noise control requirements of the NBMC.

25. 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.
26. This Coastal Development Permit shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.
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 the City's approval of **O'Brien Residence including but not limited to, Coastal Development Permit (PA2025-0116)** This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Fire Division

28. A residential fire sprinkler system complying with 2022 NFPA13D shall be required.
29. A minimum 36-inch unobstructed walk path from the front to the rear of the Property shall be required for emergency access.

Public Works Division

30. The existing wall and pilasters within the West Ocean Front right of way shall be removed, and a sidewalk installation to match the existing Ocean Front walkway shall be required.
31. A new sewer clean out on the existing sewer lateral per City Standard 406 shall be required.
32. No encroachments within the alley right of way, including foundation, shall be permitted.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. PA2025-0116
1624 West Ocean Front

Attachment No. ZA 3

Project Plans

[illegible]

7. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NONSTANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL CONSTRUCTION IMPROVEMENTS SHALL COMPLY WITH CITY CODES POLICY-6.4
8. ALL STRUCTURES LIMITED TO MAX. ± 4' FROM FRONT SETBACK AND MAX. ± 4' FROM SIDE AND REAR SETBACKS MEASURED FROM EXISTING GRAD.
9. ALL SETBACK SETBACK DIMENSIONS ARE FROM FACE OF FENCE
10. ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A C-4 LICENSED SANITATION SEWER CONTRACTOR OR APPROVED UNDER A PROFESSIONAL ENGINEERING CONTRACT
11. ALL PRIVATE SPRINKLER SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE REDUNDANT OVERSPRINT INTO THE PUBLIC RIGHT-OF-WAY
12. A WAIVER OR AN APPROVAL, ENCROACHMENT PERMIT AND ENCROACHMENT AGREEMENT MUST BE OBTAINED FOR FOREWALL WALL SURFACING OF LOSS LOCKS AND BRIDGES. FOREWALL SURFACING SHALL BE LIMITED TO UNPAVED TEXTURED CONCRETE OR PLATE STONE PAVING INSTALLER AT OWNERS RISK
13. ENCROACHMENTS INCLUDE, BUT ARE NOT LIMITED TO, FENCES, WALLS, SIGNAGE, LIGHT FIXTURES, TREES, SHRUBS, BUSHES, OR OTHER DECIDUES OF ONE (1) FOOT TO THE PUBLIC RIGHT-OF-WAY, OR EXCEEDED THIS (3) FEET IN HEIGHT, MEASURED FROM THE TOP OF CURB ELEVATION OR FROM CORRELATIVE ELEVATION WHERE SIGNALLIZED.
14. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE PROJECT'S LENGTH AND WIDTHS FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED POST SETBACK AREA(s).
15. NO ENCROACHMENTS PERMITTED WITHIN THE PUBLIC RIGHT OF WAY

- PROPOSED FOOTPRINT AT FLOOR
- FRONT DOOR ENTRY
- PROPERTY LINE
- FOOTPRINT OF OVERHANG
- HOSE BIB
- OPEN SPACE, SEE A0.1a
- DOWNSPOUT

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 APPLICABLE TO THE PROPERTY. APPLICANTS ARE ADVISED THAT THEY WILL BE CONTACTED BY COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THE PERMIT.

APPLICANTS ARE ADVISED THAT THE CITY OF NEWPORT BEACH ENCOURAGEMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

BARRIERS, FIRE FEATURES, FOUNTAINS, POOLS, SPAS, WALLS, TREES, FENCES, PATIO COVERS, AND OTHER FREESTANDING ACCESSORIES STRUCTURES REQUIRE SEPARATE PERMITS AND PERMITS ARE REQUIRED FOR ALL PLANTINGS.

A 4-CAL CMA PERMIT IS REQUIRED FOR IRRIGATION DEEPER THAN 24" AND FOR SHEDS AND UNPLANNED CONSTRUCTION.

THE MAX. TIME TO COMPLETE CONSTRUCTION OF A PROJECT IS LIMITED TO 180 DAYS (SIX MONTHS) FROM THE DATE OF PERMIT ISSUANCE.

6. PROVIDE A PROJECT INFORMATION SIGN FOR PROJECTS REQUIRING FENCING NEW STRUCTURE OR ADDITION AND REMODEL TO AN EXISTING STRUCTURE. THE SIGN SHALL BE 4' X 8' IN SIZE, 1/2" THICK (75% PERCENT OF THE FLOOR AREA OF THE PROPOSED STRUCTURE) DESIGNATED "HIGH DENSITY AREA." PROJECT SIGN SHALL COMPLY WITH THE FOLLOWING:

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. A/C CONDENSER LOCATION
2. FIRE SPRINKLERS (OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING

1. MASONRY OR CONCRETE FENCES OVER 3.5' ABOVE GRADE, OR WITHIN 3' OF THE PROPERTY LINE
2. SITE RETAINING WALLS WITHIN 3' OF PROPERTY LINE REGARDLESS OF HEIGHT
3. ELECTRICAL AND PLUMBING FOR EXTERIOR IMPROVEMENTS DETACHED FROM THE HOUSE (I.E. BARBEQUE, FOUNTAIN, FIRE FEATURE)

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALGREEN WITH 2017 AMENDMENTS
2022 CALIFORNIA ENERGY CODE

OWNER: KIM & TERRY OPRENT
1624 WEST OCEAN DRIVE
NEWPORT BEACH CA 92663
414.962.7298
THOMAS.J.GROEN@GMAIL.COM

DESIGN PROFESSIONAL IN CHARGE: JIM WALSH
915 LANSPIR AVENUE
CORONA DEL MAR CA 92625
949.838.5977 WALSH@JRWALSH.COM

STRUCTURAL ENGINEER: FARHAD MADHANI - ESKRINE, INC.
1800 N 16TH ST. SANTA ANA, CA
714.835.2800

ENERGY CALCULATIONS: MARK MADONEN - ENERGY CODE WORK
2600 MICHELSON DR. STE. 1700
IRVINE, CA 92617
800.770.1173 MARK@ENCODE.COM

GEOTECHNICAL ENGINEER: RUMMCARTHY CONSULTING, INC.
23 CORPORAte PARK, SUITE 150
NEWPORT BEACH, CA 92660
949.629.2539
INFO@RUMMCARTHYCONSULTING.COM

CIVIL ENGINEER: ADAM TOL, TOL ENGINEERING
135 E. WILSHIRE, SANTA CLARETE, CA
408.422.8586
ATOL@TOLENGINEERING.COM

LANDSCAPE ARCHITECT: PERJON INTERNATIONAL, INC
2815 C STREET

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

PROJECT ADDRESS:	1624 WEST OCEAN FRONT
LEGAL DESCRIPTION:	ACT 242 246 01
PROJECT DESCRIPTION:	NEW THREE-STORY SINGLE
EXISTING BUILDING:	EXISTING ATTACHED JEWEL AND TWO CAR GARAGE, INCLUDING A ROOF DECK, BALCONY, AS WELL AS A PORCH AND A PATIO
OCCUPANCY:	GROUP 3-U3
USE:	RETAIL AND RESIDENTIAL
CONSTRUCTION:	TYPE IV-FE FRAMESLESS PER MPCA 13D 3
NUMBER OF STORIES:	2 OVER 2, 2 COVERED
PARKING:	UNDEVELOPED
HAZARDS:	UNDEVELOPED
SCOPE OF WORK OR AREA CALC.	
FIRST FLOOR:	
LIVING AREA:	1,200
STORAGE AREA:	1,200
AREA ADJ.	485
TOTAL FLOOR 1:	1,785
SECOND FLOOR:	
LIVING AREA:	891
STORAGE AREA:	1,091
TOTAL FLOOR 2:	1,982
STORAGE AREA:	462
TOTAL MAIN HOUSE AREA:	2,740
STORAGE AREA:	462
TOTAL LIVING AREA (WITH GARAGE):	3,223
TOTAL GARAGE AREA (WITH GARAGE):	4,335
STORAGE AREA:	462
COVERED DECK:	254
OPEN SPACE (CANYON):	254
PERMISSIBLE AREA:	95,516.3 = 2594
MAX FLOOR AREA:	2284 = 42.8
MAX FLOOR AREA:	2090 = 39.6
COVERED DECK AND FLOOR 3 AREA:	2594 + 2284 = 1224
COVERED DECK AND FLOOR 3 AREA:	2594 + 2284 = 1224

ARCHITECTURAL
A_0.1 SITE & ROOF PLAN / PROJECT INFO
A_0.1a AREA CALCS & SLOPE EXHIBIT
A_0.2-3a NOTES+APPROVED MOD REQUEST
A_1.0-3 FLOOR+ROOF PLANS
A_2.0-1 EXT. ELEVATIONS
A_3.0-2 SECTIONS
A_4.0-5 DETAILS
A_5.0-2 ELECTRICAL AND RCP
A_6.0 DOOR & WINDOW SCHEDULE

STRUCTURAL	
SGN	GENERAL NOTES
SGN 2	GENERAL NOTES
SGN 3	GENERAL NOTES
S1	FOUNDATION
S2	FLOOR FRAMING PLAN
FD1	FOUNDATION DETAILS
SD1-3	STRUCTURAL DETAILS
WSWH1-2	DETAILS
WSWH1-5	FRAMING DETAILS
CIVIL	
SURVEY	TOPOGRAPHIC SURVEY
C-1	TITLE SHEET
C-2	PRECISE GRADING & DRAINAGE PLAN
C-3	DETAILS
C-4	CONSTRUCTION POLLUTION PREVENTION PLAN
C-5	GEOTECHNICAL RECOMMENDATIONS
C-6	GEOTECHNICAL RECOMMENDATIONS 2
C-7	GEOTECHNICAL RECOMMENDATIONS 3

LOCATION MAP

A small map showing the project location. It features a green field, a road, and a building labeled '1700'.

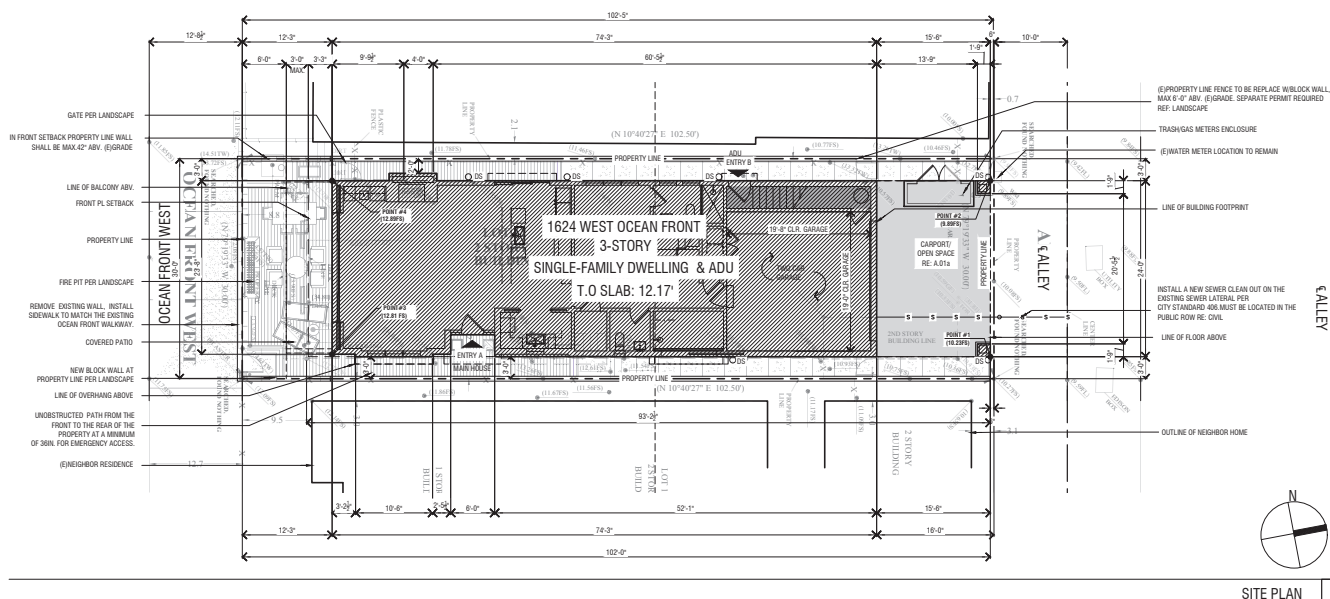
1709 1/2	1709
1707 1/2	1707
(1-10) 1703	

11B 1631A
16290
1629A
627 1/2
625 1/2
1625
623 1/2
1623

John H. Walz : licensed professional engineer
11388 review 11-30-2015

[illegible]

O'BRIEN.OCEANFRONT



REVISIONS

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

Consultants:

1624 WEST OCEAN FRONT, NEWPORT BEACH

KORI & TOBY O'BRIEN

ASSESSORS PARCELI # 047 202 27

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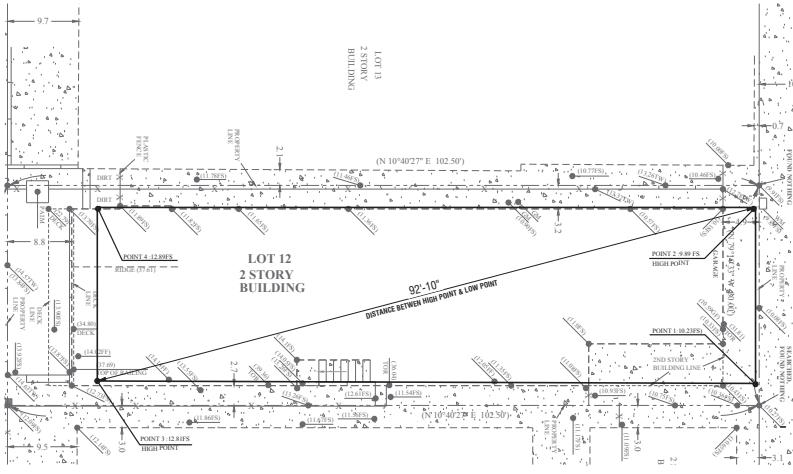
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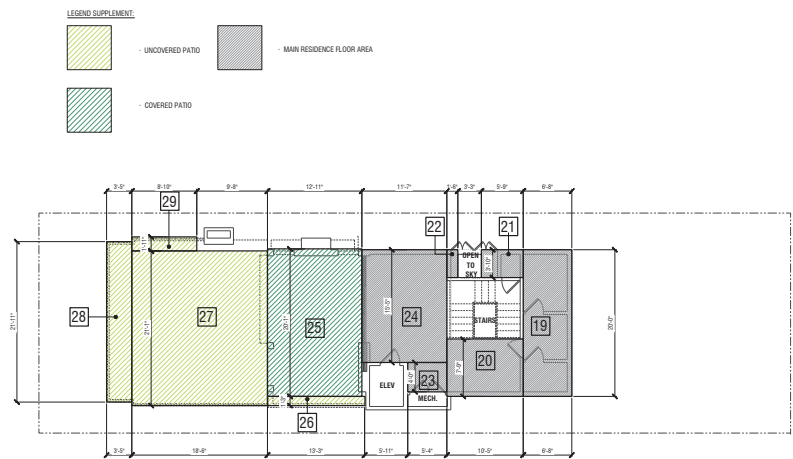
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Log No: A 01

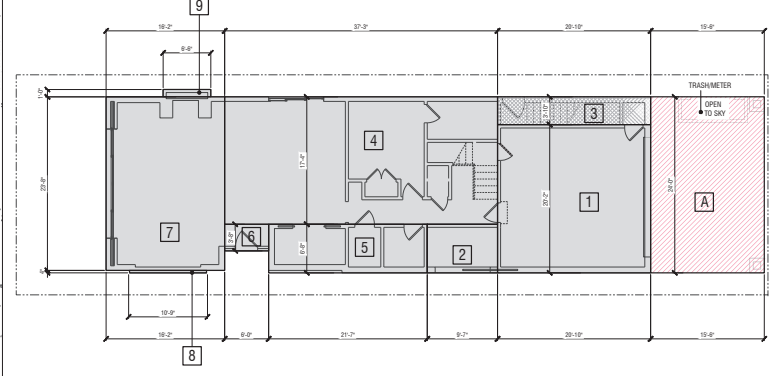
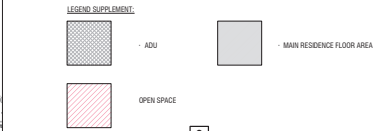
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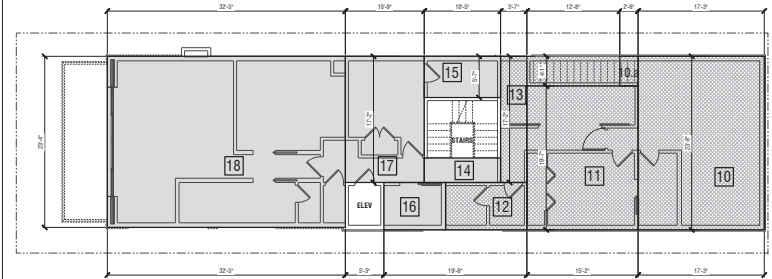
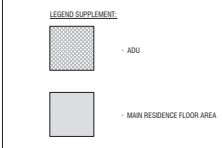
EST. GRADE EXHIBIT 4



PROPOSED FLOOR 3 3



PROPOSED FLOOR 1 1



PROPOSED FLOOR 2 2

SQUARE FOOTAGE CALCULATION

PROPOSED GARAGE	
ADU	402
MAIN RESIDENCE FLOOR AREA	63
OPEN SPACE	485
PROPOSED FLOOR 1	
ADU	31
MAIN RESIDENCE FLOOR AREA	79
OPEN SPACE	143
ADU	22
MAIN RESIDENCE FLOOR AREA	303
OPEN SPACE	4
ADU	7
MAIN RESIDENCE FLOOR AREA	1,205
PROPOSED FLOOR 2	
ADU	407
MAIN RESIDENCE FLOOR AREA	19
OPEN SPACE	298
ADU	72
MAIN RESIDENCE FLOOR AREA	62
OPEN SPACE	849
PROPOSED FLOOR 3	
ADU	35
MAIN RESIDENCE FLOOR AREA	59
OPEN SPACE	55
ADU	185
MAIN RESIDENCE FLOOR AREA	27
OPEN SPACE	1,091
PROPOSED COVERED DECK	
ADU	133
MAIN RESIDENCE FLOOR AREA	82
OPEN SPACE	22
ADU	8
MAIN RESIDENCE FLOOR AREA	21
OPEN SPACE	133
ADU	142
MAIN RESIDENCE FLOOR AREA	1,511
OPEN SPACE	4,151
PROPOSED UNCOVERED DECK	
ADU	17
MAIN RESIDENCE FLOOR AREA	390
OPEN SPACE	75
ADU	17
MAIN RESIDENCE FLOOR AREA	499
OPEN SPACE	372
ADU	372
MAIN RESIDENCE FLOOR AREA	372
OPEN SPACE	372

PROPOSED COVERED DECK:
ADU = 133
MAIN RESIDENCE FLOOR AREA = 82
OPEN SPACE = 22

PROPOSED UNCOVERED DECK:
ADU = 17
MAIN RESIDENCE FLOOR AREA = 390
OPEN SPACE = 75

OPEN SPACE:
ADU = 372
MAIN RESIDENCE FLOOR AREA = 372

SLOPE ESTABLISHMENT:
HIGHEST GRADE POINT: 12.81'
LOWEST GRADE POINT: 9.89'
POINT DISTANCE: 92.10'
SLOPE: 2.92/92.10 = 3.17%

ALLOWABLE HEIGHT CALCULATION:
GRADE ESTABLISHMENT FOR - 5%
SUM (10.23, 9.89, 12.81, 12.89) / 4 = 11.46' AVE.
POINT #1: 10.23 FS
POINT #2: 9.89 FS
POINT #3: 12.81 FS
POINT #4: 12.89 FS

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

Consultant

O'BRIEN.OCEANFRONT
1624 WEST OCEAN FRONT, NEWPORT BEACH
KORI & TOBY O'BRIEN

ASSASSING PARCEL #: 047 202 37

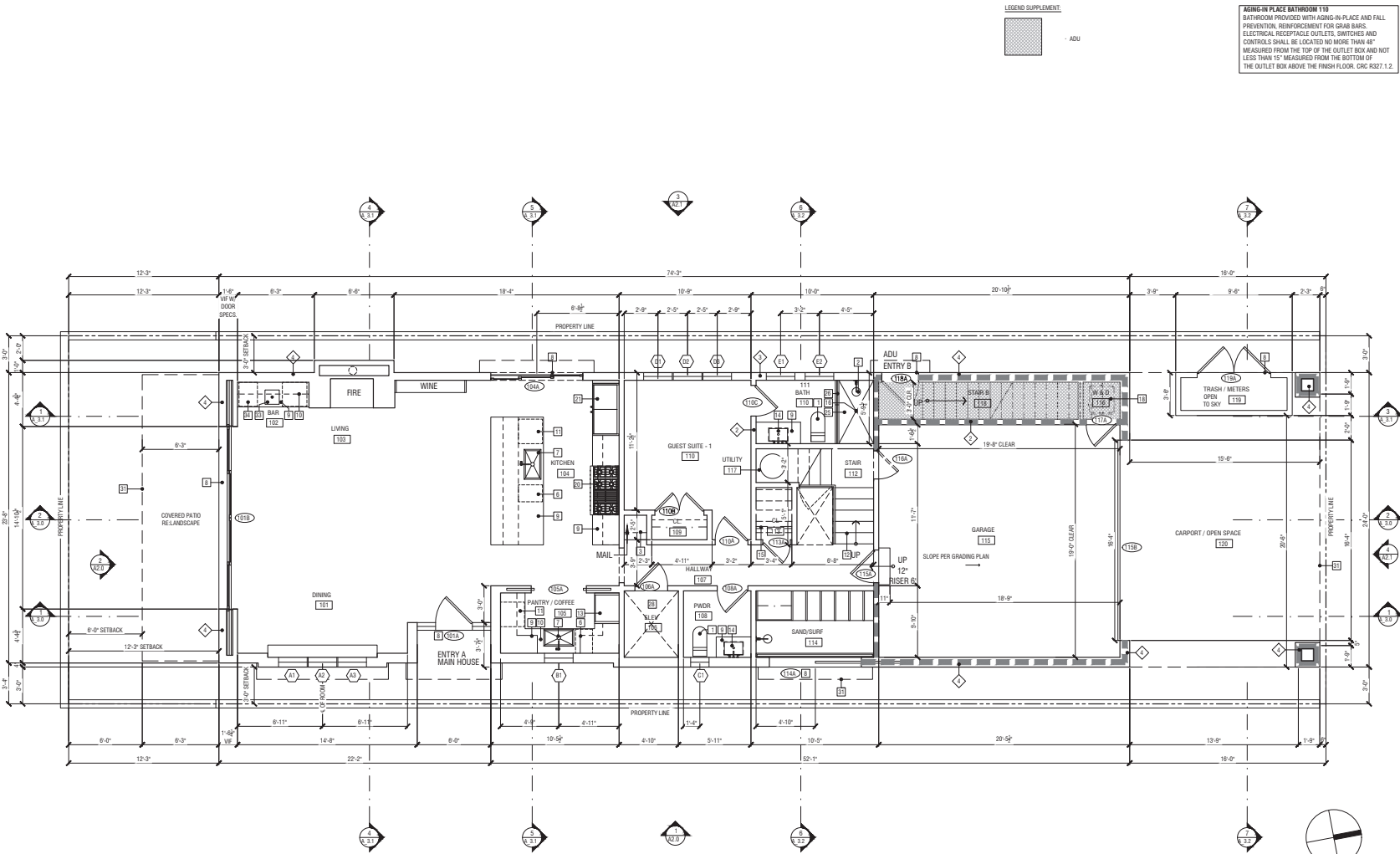
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COASTAL DEVELOPMENT
PERMIT (RECEK#1)

Seal/Signature



FLOOR AREA EXHIBIT	
Scale: 1/8"=1'-0"	Exhibit No: A_0.1a
Date: 2025.08.24	Revised: 2025.08.24



WALZ : ARCHITECTURE
JR WALZ
23 CORPORATE PLAZA, SUITE 110
NEWPORT BEACH, CA 92660
949.836.5977
JR@WALZARCHITECTURE.COM

O'BRIEN.OCEANFRONT
1624 WEST OCEAN FRONT, NEWPORT BEACH
KORI & TOBY O'BRIEN

ASSESSORS PARCEL# - 047 201 21

COASTAL DEVELOPMENT
PERMIT (RECEX#1)

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FLOOR 1

1

NOTES

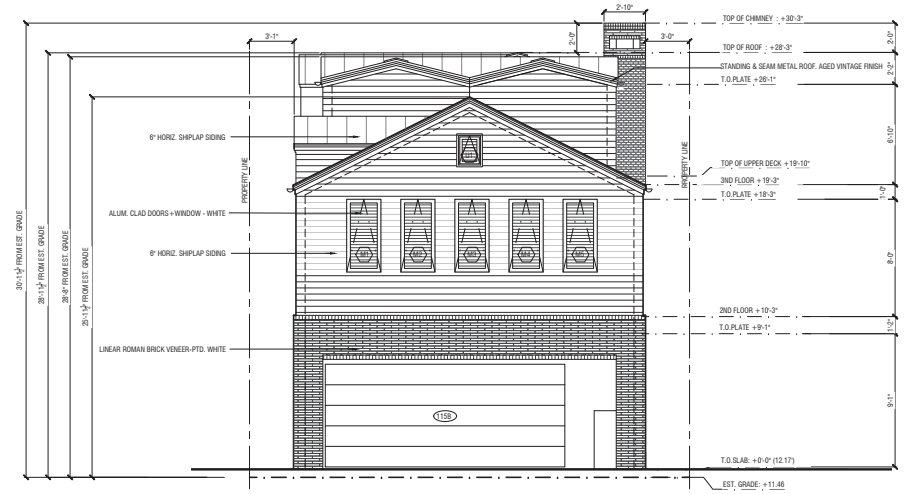
PLANS

1/4" = 1'-0"

2025.08.26

A_1.0

HEIGHT CERTIFICATION REQUIRED



SOUTHEAST (REAR) ELEVATION

4



NORTHEAST (SIDE) ELEVATION

3

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

Consultants

O'BRIEN.OCEANFRONT
1624 WEST OCEAN FRONT, NEWPORT BEACH
KORI & TOBY O'BRIEN

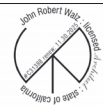
Legal Description

ASSESSORS PARCEL# - 047 202 27

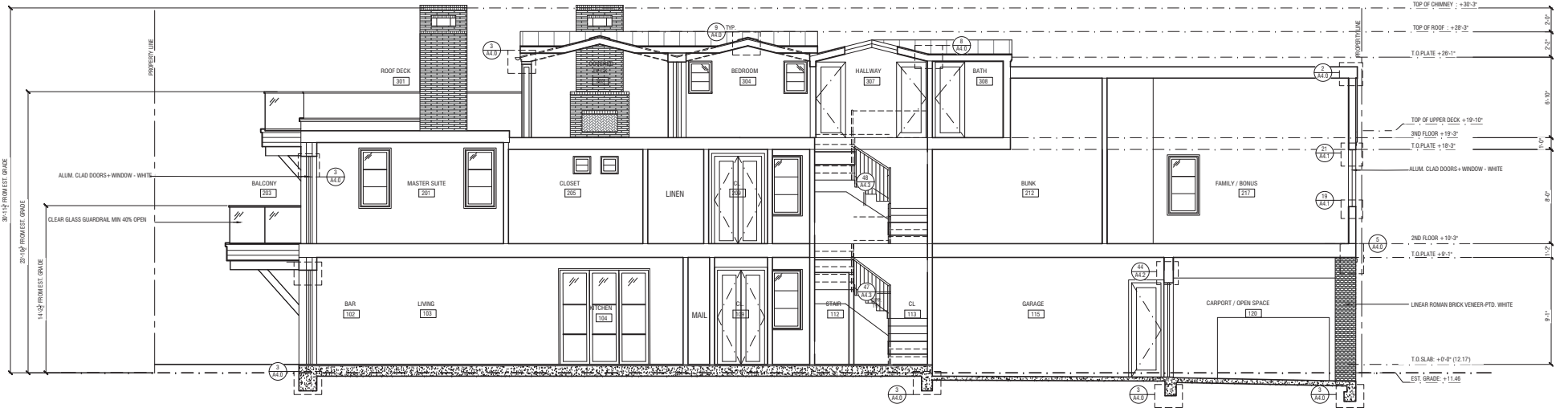
#	DATE	REVISIONS	BY
1	2025.08.26	ISSUED FOR PERMIT	JR
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**COASTAL DEVELOPMENT
PERMIT (REC# 1)**
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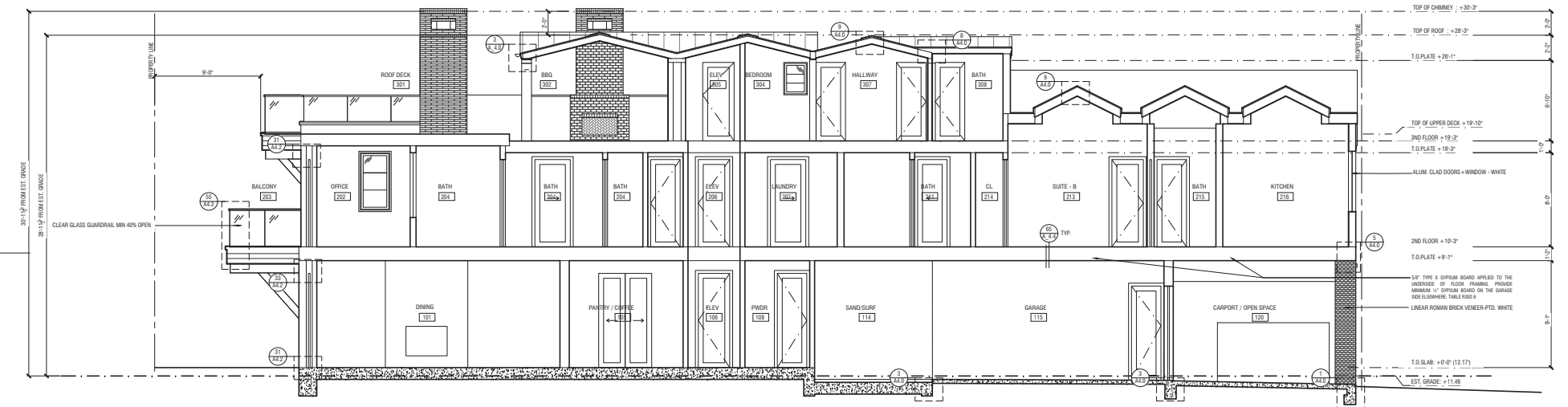
Scale/Notes



ELEVATIONS	
Scale	1/4" = 1'-0"
Date	2025.08.26
Drawn By	A_2.1



2



TRANSVERSE SECTION

1

WALZ : ARCHITECTURE

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

Consultant

O'BRIEN.OCEANFRONT

1624 WEST OCEAN FRONT, NEWPORT BEACH

KORI & TOBY O'BRIEN

ASSESSORS PARCEL# : 047 202 37

Client

#	DATE	REVISIONS	BY
1	2025.08.26	ISSUED FOR PERMIT	JR

COASTAL DEVELOPMENT
PERMIT (RECEK#1)

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Owner



SECTIONS

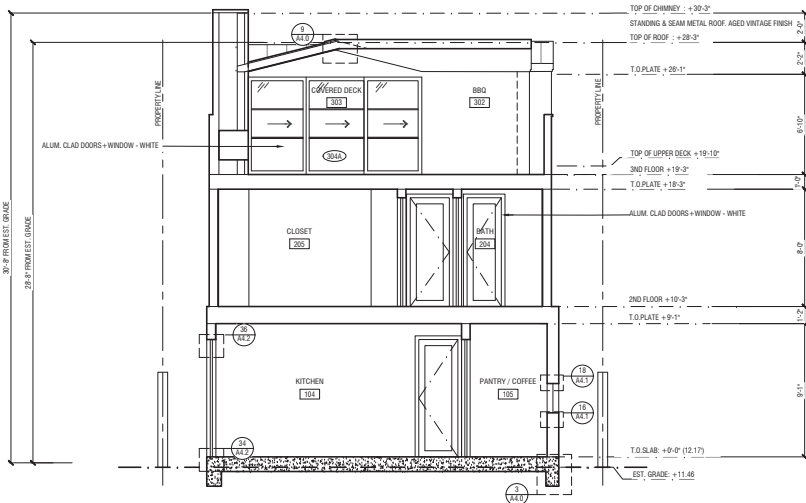
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2025.08.26

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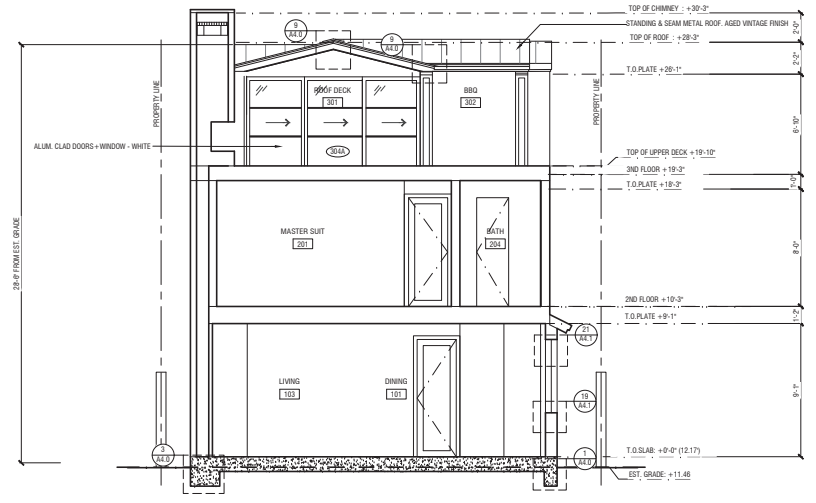
SECTION

2025.08.26



TRANSVERSE SECTION

5



TRANSVERSE SECTION

4



TRANSVERSE SECTION

3

WALZ : ARCHITECTURE

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

Comments

O'BRIEN.OCEANFRONT

1624 WEST OCEAN FRONT, NEWPORT BEACH

KORI & TOBY O'BRIEN

Legend

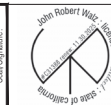
ASSESSORS PARCEL #: 047 302 27

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COASTAL DEVELOPMENT
PERMIT (RECEK#1)

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Scale/Signature

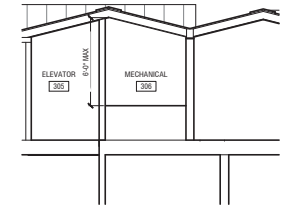


SECTIONS

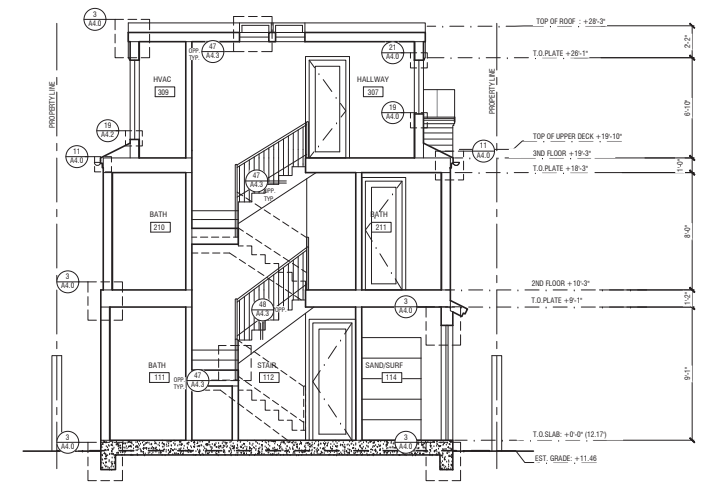
1/4" = 1'-0"

2025.08.26

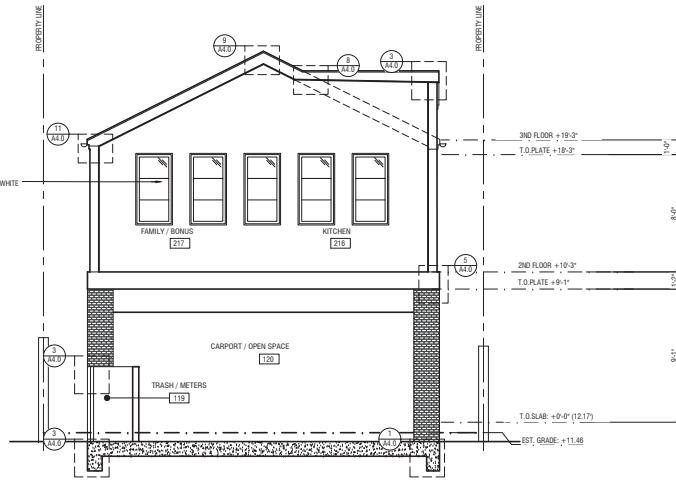
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THIRD FLOOR MECHANICAL ROOM SECTION 8



TRANSVERSE SECTION 6



TRANSVERSE SECTION 7

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

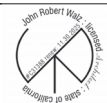
O'BRIEN.OCEANFRONT
 1624 WEST OCEAN FRONT, NEWPORT BEACH
 KORI & TOBY O'BRIEN

ASSESSORS PARCEL #: 047 202 27

#	DATE	REVISIONS	BY

COASTAL DEVELOPMENT
 PERMIT (RECEK#1)

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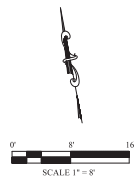


SECTIONS

1/4" = 1'-0"

DATE: 2025.08.26

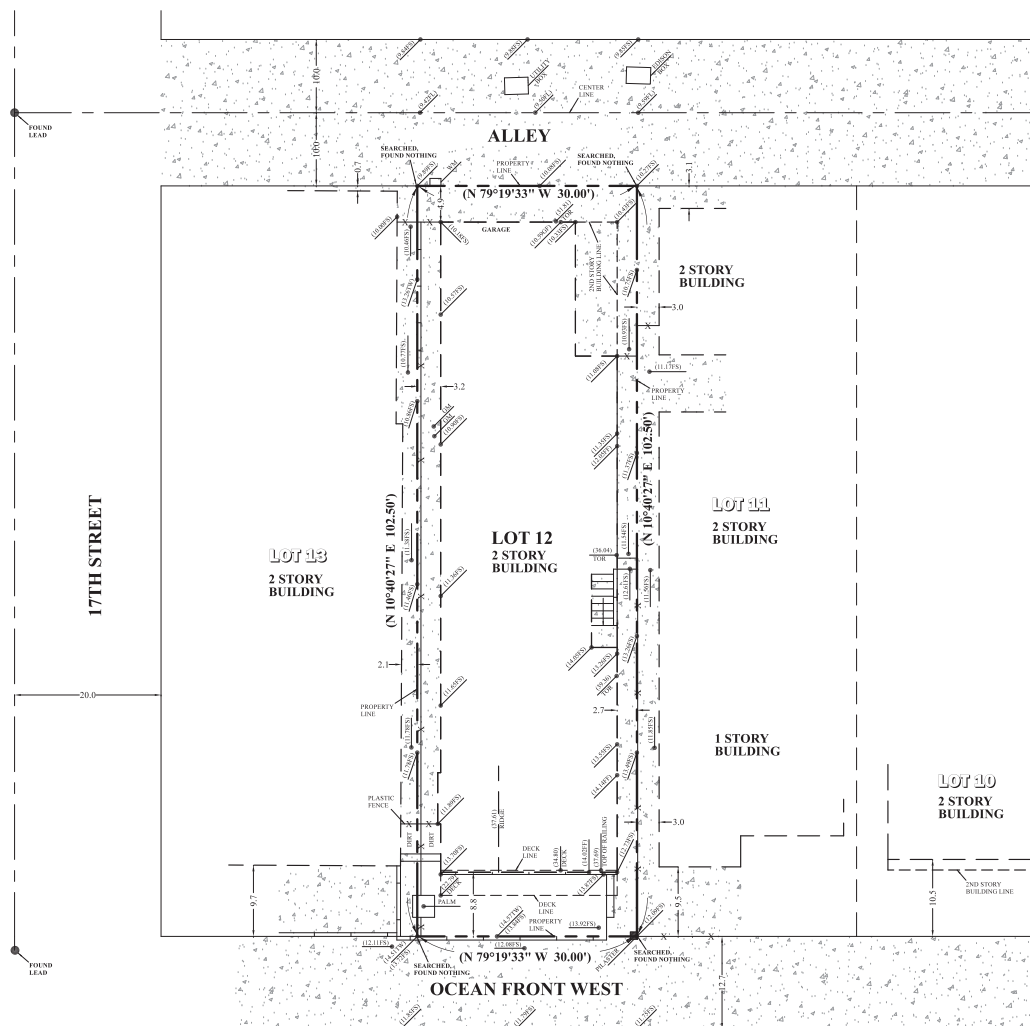
DRAWING NO: **A_3.2**



SURVEY NOTES

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

LEGEND	
	DESCRIPTION
(123.45)	MEASURED ELEVATIONS
()	RECORD BEARING & DISTANCE
#	BRICK
■	CONCRETE
▬	DECK
▬	WALL
▬	BUILDING
▬	CENTER LINE
▬	PROPERTY LINE
▬	FENCE
⊙	BENCH MARK
AC	ASPHALT
CF	CURB FACE
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GF	GARAGE FLOOR
GM	GAS METER
L&T	LEAD & TAG
MH	MAN HOLE
NG	NATURAL GRADE
P	PLANTER
PP	POWER POLE
TC	TOP OF CURB
TW	TOP OF WALL
TG	TOP OF GRATE
TOR	TOP OF ROOF
S&W	SPIKE & WASHER
WM	WATER METER
WV	WATER VALVE



VICINITY MAP

NOT TO SCALE

ADDRESS OF PROJECT

1624 WEST OCEANFRONT
NEWPORT BEACH, CA

PREPARED FOR

WALT ARCHITECTURE

LEGAL DESCRIPTION

LOT 12, BLOCK 16 OF NEWPORT BEACH
SECTION B

APN 047-202-27

BENCH MARK

BENCH MARK #T-1415
DATUM: NAVD88
ELEVATION: 7.73

TOPOGRAPHIC SURVEY

JOB: 97-6 DATE: 11/5/2024



RDM SURVEYING INC.

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

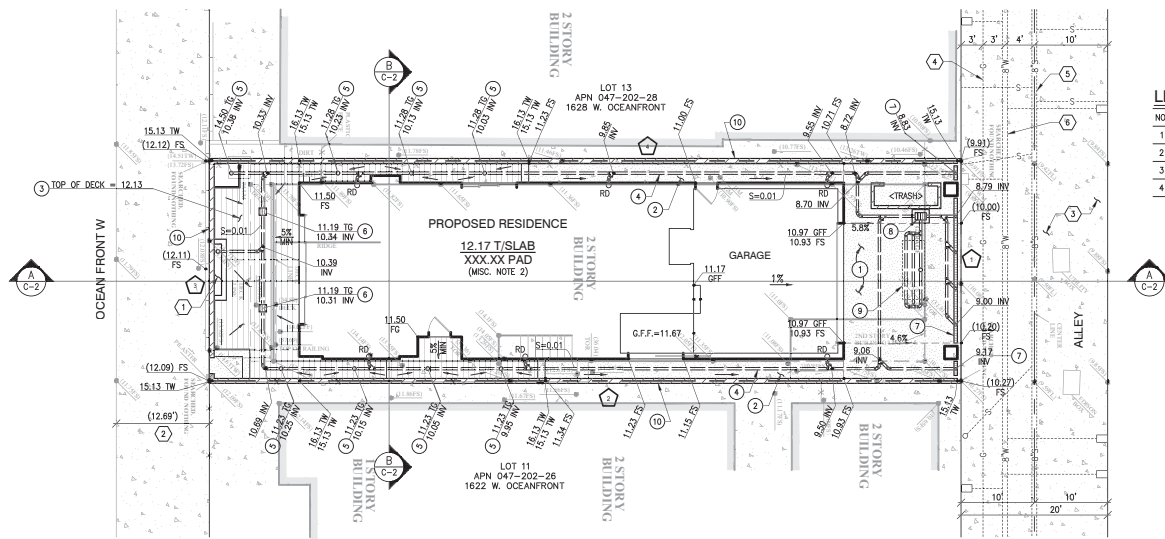


	CONCRETE PAVING
	WOOD DECKING
	CONTOUR (PROPOSED)
	SPOT ELEVATION (PROPOSED)
	SPOT ELEVATION (MATCH EXISTING)
	PROPOSED DRAIN LINE
	PROPOSED SUBDRAIN
	PROPOSED FORCE MAIN
	ROOF DRAIN
	PROPOSED RETAINING WALL
	SECTION LETTER
	SHEET NUMBER
	DETAIL NUMBER
	SHEET NUMBER

AB.	AGGREGATE BASE
DF	DEEPEINED FOOTING
DC	DECOMPOSED GRANITE
DS	DOWNSPOUT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL OR ℓ	FLOW LINE
FS	FINISH SURFACE
GFF	GARAGE FINISH FLOOR
INV	INVERT
P.L. OR ℓ	PROPERTY LINE
<PA>	PLANTER AREA
R/W	RIGHT OF WAY
T.O.C.	TOP OF CONCRETE
T/CO	TOP OF CLEANOUT
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRADE
TW	TOP OF WALL

- ①- CONSTRUCT DRIVEWAY PER LANDSCAPE PLANS.
- ②- CONSTRUCT HARDCAPE PER LANDSCAPE PLANS.
- ③- INSTALL WOOD DECK OVER PIER/PEDESTAL SYSTEM PER LANDSCAPE PLANS.
- ④- INSTALL 4" PVC SCH 40 OR SDR 35 PIPE DRAIN.
- ⑤- INSTALL 4" ATRIUM DRAIN. NOS TYPE 78 W/ RISER & ADAPTOR OR EQUAL.
- ⑥- INSTALL 12" ATRIUM DRAIN. NOS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL.
- ⑦- INSTALL 5" WIDE CHANNEL DRAIN W/ TRAFFIC RATED METAL GRATE AND 4" BOTTOM OUTLETS.
- ⑧- CONSTRUCT FLOW DIVERSION BOX PER DETAIL ON SHEET C-2.
- ⑨- CONSTRUCT INFILTRATION TRENCH.
- ⑩- CONSTRUCT C.M.U. BLOCK WALL W/ SMOOTH PLASTER FINISH PER LANDSCAPE PLANS.

- ① NEW FIRE PIT PER LANDSCAPE PLANS.
- ② EXIST. CONC. BOARDWALK TO REMAIN. PROTECT IN PLACE.
- ③ EXIST. CONC. ALLEY TO REMAIN. PROTECT IN PLACE.
- ④ EXIST. GAS LINE PER CITY OF N.B. DWG. NOS. W-5316-S & S-5022-S.
- ⑤ EXIST. SEWER LINE PER CITY OF N.B. DWG. NOS. W-5316-S & S-5022-S.
- ⑥ EXIST. WATER LINE PER CITY OF N.B. DWG. NOS. W-5316-S & S-5022-S.



NO.	BEARING	DIST.
1	N 79°19'33" W	30.00'
2	N 10°40'27" E	102.50'
3	N 79°19'33" W	30.00'
4	N 10°40'27" E	102.50'

PLANS PREPARED BY:

TOAL
ENGINEERING, INC.

**CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY**

139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com



ADAM L. TOAL
R.C.E. 59275
DATE:

PREPARED FOR:
THOMAS O'BRIEN

[illegible]

1. ALL ROOFS SHALL BE GUTTERED. ROOF DOWNSPOUTS SHALL CONNECT DIRECTLY TO THE SITE DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE.

2. PAD ELEVATIONS ARE BASED ON SLAB OVER _____ OVER _____ OVER _____ PER FOUNDATION PLAN PROVIDED BY _____, DATED _____ CONTRACT SHALL VERIFY ALL ELEVATIONS AND MOST UP TO DATE STRUCTURAL DRAWINGS PRIOR TO COMMENCEMENT OF GRADING.

3. SEE SOIL REPORT FOR ALL OVERDIGRATION, FILL SOIL, AND RECOMPECTION REQUIREMENTS.

4. SEE SOIL REPORT FOR RECOMMENDATIONS REGARDING CONCRETE STRENGTH, CEMENT TYPE, AND WATER/CEMENT RATIO FOR SITE CONCRETE.

5. WHERE EXTERIOR/INTERIOR UTILITY TRENCHES ARE PROPOSED IN A DIRECTION THAT PARALLELS OR PERPENDICULAR TO BOTTOM OF THESE TRENCHES SHALL NOT EXTEND BEYOND A 1:1 PLANE PROJECTED DOWNWARD FROM THE BOTTOM EDGE OF FOOTING. WHERE THIS OCCURS, SUFFICIENT FILL SHALL BE PROVIDED TO UTILITY CONSTRUCTION, AND BACKFILLED PRIOR TO CONSTRUCTION. SEE GEOTECHNICAL REPORT FOR UTILITY LINE TRENCHING, INSTALLATION, AND BACKFILL RECOMMENDATIONS.

6. SITE WALLS ARE SHOWN HEREON FOR REFERENCE ONLY, AND ARE TO BE CONSTRUCTED PER SEPARATE PLANS AND PERMIT.

7. FOR FOOTING AND FOUNDATION DESIGN, SEE STRUCTURAL PLANS.

8. ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT BY R. MCARTHUR CONSULTING, INC. DATED 5/17/22 (REPORT NO. R1-9046), AND ALL ADDENDA THEREON, ARE CONSIDERED PART OF THIS PLAN.

9. PROVIDE DRAINAGE FOR ALL PLANTER POTS AS SHOWN ON THE PROJECT LANDSCAPE PLAN. ALL PLANTERS TO BE DRAINAGE SYSTEMS SUCH AS URBON.

In addition to any certifications required by the agencies having jurisdiction over this project, the following approvals from the Civil engineer of record are required:

1. Foundation forms for improvements on or abutting property lines is required prior to concrete pour.
2. Location, size, and depth of all drain lines prior to backfill.
3. Stormwater Best Management Practices (BMPs) at each significant construction stage and at project completion to ensure that BMPs have been constructed and/or installed in accordance with the approved Grading Plan and Water Quality Management Plan.

TEES AND 90° BENDS SHALL NOT BE INSTALLED IN THE SITE DRAINAGE SYSTEM WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.

THE PROPERTY OWNER IS RESPONSIBLE FOR PROPER INSPECTION AND MAINTENANCE OF DRAINAGE SYSTEMS, INCLUDING INLETS, PIPES, TREATMENT DEVICES, FILTERS, STORAGE BASINS, ETC., WHICH IS NECESSARY FOR PROPER OPERATION OF THE DRAINAGE SYSTEM AND PROTECTION OF SITE IMPROVEMENTS.

NOT FOR CONSTRUCTION

1. ACTUAL LIMITS OF EXCAVATION TO BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.
2. TEMPORARY CONSTRUCTION SLOPES SHOWN HEREON ARE BASED ON RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS RECOMMENDED TO IMPLEMENT SAFETY PRACTICES REQUIRED BY CAL/OSHA BASED ON EXISTING MATERIALS EXPOSED DURING GRADING OPERATIONS. THIS MAY RESULT IN TEMPORARY CONSTRUCTION SLOPES DIFFERENT THAN THOSE SHOWN HEREON AND MAY REQUIRE SHORING.
3. RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PLANS AND PERMIT.
4. FOR FOOTING AND FOUNDATION PLANS, SEE STRUCTURAL DRAWINGS.
5. RETAINING WALL BACKFILL SHALL CONFORM TO THE SOILS REPORT AND THE STRUCTURAL DRAWINGS.



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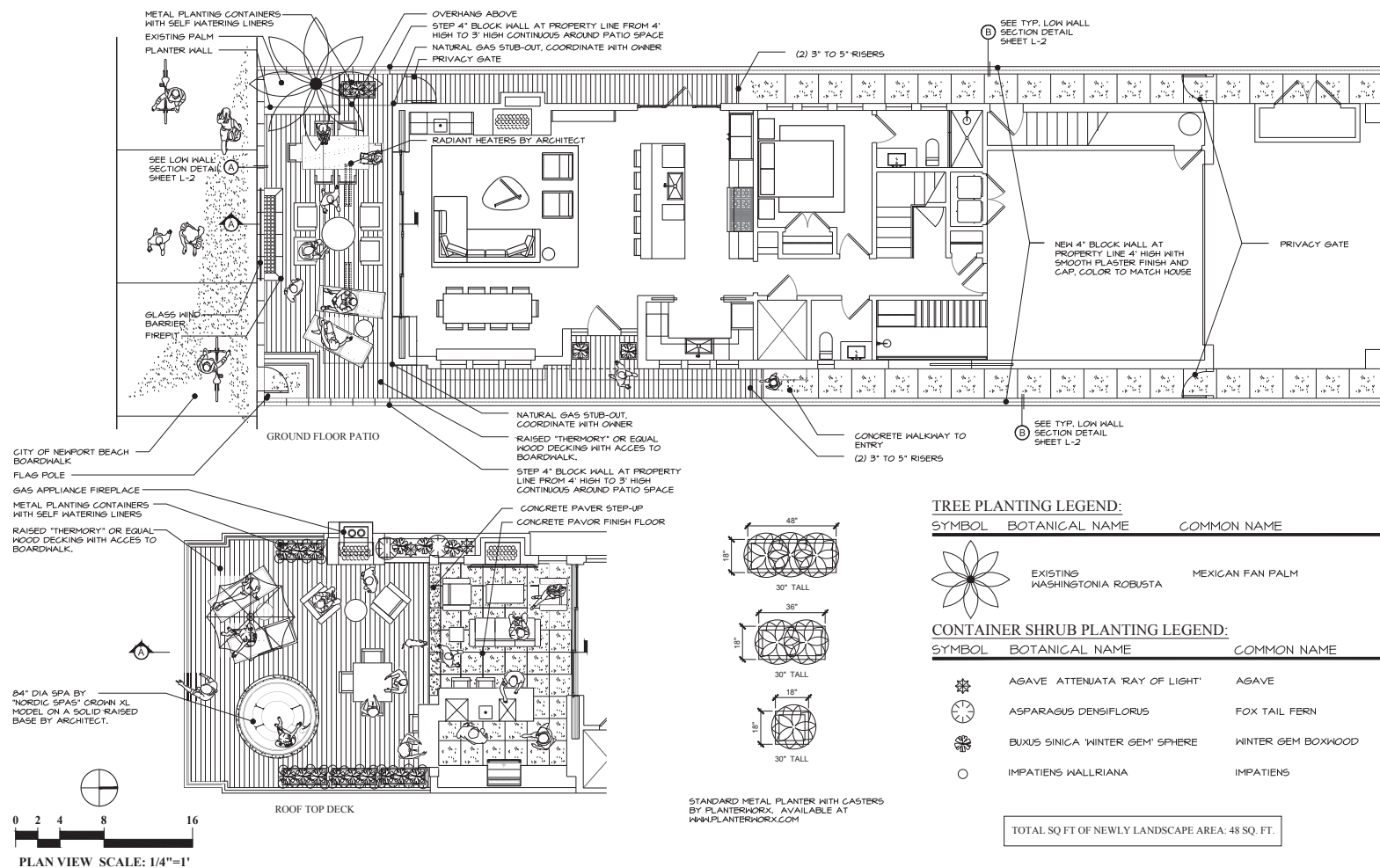
DAM L. TOAL
C.E. 59275
ATE:

PREPARED FOR:
THOMAS O'BRIEN

[illegible]

SECTIONS AND DETAILS

C. # : #####		
DATE: 8/13/25	H. SCALE: NOTED	
SURVEY DATE: 11/5/24	V. SCALE: N/A	
DN.: A.L.T.	DWG. NO. C-2	
HD.: A.L.T.		
FPD.: A.L.T.		
JOB NO. 25051	SHEET 2	OF 3



PREPARED FOR:
Mr. & Mrs. O'Brien
1624 W. Ocean Front
Newport Beach, CA 92663

O'BRIEN RESIDENCE
1624 W. OCEAN FRONT
NEWPORT BEACH, CA 92663
CONCEPTUAL LANDSCAPE DESIGN PLAN VIEW

PERIDIAN
INTERNATIONAL, INC.
Landscape Architecture and Planning
9000 Newport Boulevard, Suite 100
Newport Beach, CA 92660 Phone: (949) 870-0147 Fax: (949) 870-0148
AUGUST 2025 L-1

