



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

March 26, 2026
Agenda Item No. 4

SUBJECT: Meadows Residence (PA2025-0200)
▪ Coastal Development Permit

SITE LOCATION: 2412 Mesa Drive

APPLICANT: Kollin Altomare Architects

OWNERS: Robert and Sandy Meadows

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

LAND USE AND ZONING

- **General Plan:** Single-Unit Residential Detached (RS-D)
- **Zoning District:** Santa Ana Heights Specific Plan/ Residential Equestrian (SP-7/REQ)
- **Coastal Land Use Category:** Single-Unit Residential Detached (RSD-A) (0.0 - 5.9 DU/AC)
- **Coastal Zoning District:** Santa Ana Heights Specific Plan/Residential Equestrian (SP-7/REQ)

PROJECT SUMMARY

A request for a coastal development permit (CDP) to allow the demolition of an existing single-unit dwelling with detached garages, and the construction of a new, two-story, 8,382-square-foot single-unit dwelling with a 612-square-foot attached garage, a 1,342-square-foot detached garage and a detached 72-square-foot pool bathroom. The request also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices and landscaping. The proposed project complies with all applicable development standards, including height, setbacks and parking. All improvements authorized by this CDP will be located on 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 filed as PA2025-0200 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the Santa Ana Heights Specific Plan/Residential Equestrian (SP-7/REQ) Coastal Zoning District, which is intended for single-unit residential development in conjunction with limited equestrian uses. The project is consistent with the City's Coastal Land Use Plan (CLUP), General Plan, and both Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC). A CDP is required and the project is not eligible for a waiver for de minimis development because the property is in the Coastal Commission Appeal Area.
- The project site is one legal lot developed with a single-unit residential estate. The neighborhood is predominantly developed with one- and two-story, single-family residences (Figure 1, below) with other properties along the southside of Mesa Drive also developed with similarly sized residential estates. The proposed design, bulk and scale of the development is consistent with the existing neighborhood pattern of development and expected future development.



Figure 1: Oblique Aerial Image of Neighborhood

- The project conforms to all applicable development standards, including, 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	20 feet	237 feet 2 inches
Left Side	5 feet	9 feet 8 inches
Right Side	5 feet	12 feet
Rear	25 feet	143 feet 8 inches
Floor Area	No limit	10,408 square feet
Parking (min.)	3-car garage	4-car garage
Height (max.)	35 feet	34 feet 6 inches

- Pursuant to Section 20.90.190(E)(1) (Santa Ana Heights Specific Plan), an extended equestrian trail is planned along the southern side Mesa Drive from its current terminus at Cypress Street, to the Mesa Drive street end. Condition of Approval No. 26 requires the project to grade the existing parkway to a 2% maximum cross slope to accommodate the future equestrian trail. The final design will be reviewed and approved by the Public Works Department.

Hazards

- The subject property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.
- The subject property is located within a developed area of Santa Ana Heights approximately 500 feet from the Upper Newport Bay. The finished floor elevation of the first floor of the proposed structure is 64.00 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot NAVD88 elevation standard for new structures.
- Under NBMC Section 21.30.030(C)(3)(i)(iv), the property owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before building permit issuance.

Water Quality

- The subject property is approximately 500 feet from the Upper Newport Bay. Pursuant to Section 21.35.030 (Construction Pollution Prevention Plan) of the NBMC, 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.
- Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, a preliminary Water Quality Management Plan (WQHP) is required for the proposed development. A preliminary WQMP was prepared by BKF Engineers, dated, September 14, 2020 and updated March 19, 2021. 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 subject property is located between the nearest public road and the sea. Section 21.30A.040 (Public Access and Recreation) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-unit dwelling with a new single-unit dwelling and will not result in a change of land use, density or intensity that would result in increased demand for public access and recreation opportunities. The project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- The subject property is abutting the Upper Newport Bay which provides public recreation opportunities and trails for bicyclists, pedestrians and equestrians. These trails are accessible from University Drive (Figure 2, below) and the Mesa Drive street end (Figure 3, below). The project design does not include features that would impact public access to these trails.



Figure 2: Oblique Aerial Image of Project Site from public trail access from University Drive



Figure 3: Oblique aerial image of the project site and public trails accessed from Mesa Drive and Bayview Park

- The subject property is not adjacent to a Coastal View Road, or Coastal Viewpoint as identified in the CLUP. The nearest coastal viewpoint is Bayview Park, which is 418 feet west of the project. This park is accessible to the public from the street end of Mesa Drive and provides views of the Upper Newport Bay. From Bayview Park (Figure 3, above), the subject property is not within the viewshed of the Upper Newport Bay. The proposed development may be within the viewshed of other distant public viewing areas. However, given that the project design is consistent with the existing neighborhood pattern of development, it does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.
- The project site does not provide coastal access, however there is vertical and lateral access to the coast through pedestrian and biking trails which are accessible from the Mesa Drive street end. The project design will not block public access to or impede public access opportunities from these trails.

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 Class 3 exemption includes the construction of a single-family residence. The proposed project is the demolition of an existing single-unit dwelling and the construction of a new single-unit dwelling. Therefore, the Class 3 exemption is applicable.

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 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 Local Coastal Program and Title 14 California Code of Regulations,

Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Laura Rodriguez, Assistant Planner
JP/lr

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Project Description
 ZA 4 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT DWELLING AND CONSTRUCT A NEW TWO-STORY, SINGLE-UNIT DWELLING WITH A COMBINATION OF ATTACHED AND DETACHED GARAGES PROVIDING FOUR ENCLOSED PARKING SPACES LOCATED AT 2412 MESA DRIVE (PA2025-0200)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Kollin Altomare Architects (Applicant), on behalf of Robert and Sandy Meadows (Owners), concerning property located at 2412 Mesa Drive and legally described as Parcel 2 of Book 21, Page 8 of Parcel Maps of the County of Orange, California (Property).
2. The Applicant requests a coastal development permit (CDP) to allow the demolition of an existing single-unit dwelling and detached garages, and the construction of a new, two-story, 8,382-square-foot single-unit dwelling with a 612-square-foot attached garage, a 1,342-square-foot detached garage, and a detached 72-square foot pool bathroom. The request also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices and landscaping. All improvements authorized by this CDP will be located on private property (Project).
3. The Property is categorized as Single-Unit Residential Detached (RS-D) by the Land Use Element of the General Plan and is located within the Santa Ana Heights Specific Plan/Residential Equestrian (SP-7/REQ) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Single Unit Residential Detached – (0.0 - 5.9 DU/AC) (RSD-A) and it is located within the Santa Ana Heights Specific Plan/Residential Equestrian (SP-7/REQ) Coastal Zoning District.
5. On January 14, 2021, the Zoning Administrator approved Coastal Development Permit No.CD2020-134 (PA2020-225) for the demolition of an existing single-unit dwelling and construction of a new three-story single-unit dwelling. However, the CDP has expired as it was not exercised within 24 months from the date of approval, and no extension was requested by the Owners. Therefore, a new CDP is required.
6. A public hearing was held on March 26, 2026, 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. This exemption allows for the construction or conversion of up to three single-unit dwellings under Class 3. The Project consists of the demolition of one single-unit dwelling and the construction of a new single-unit dwelling, therefore the Class 3 exemption is appropriate.
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 which include setbacks, height and parking.
 - a. The Property is within the SP-7/REQ Coastal Zoning District which does not have floor area limitations. The Project's proposed gross floor area is 10,408 square feet.
 - b. The Project complies with the minimum required setbacks which are 20 feet along the front property line abutting Mesa Drive, 25 feet from the rear property line, and 5 feet along each side property line.
 - c. The Project's highest ridge is 34 feet 6 inches above the average established grade and complies with the maximum 35-foot height requirement.
 - d. The Project provides two separate two-car garages for a total of four enclosed spaces, complying with the minimum three-car garage parking requirement for single-unit dwellings with more than 4,000 square feet of habitable floor area.

2. The neighborhood is predominantly developed with one- and two-story, single-unit dwellings. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. Pursuant to Section 20.90.190(E)(1) (Santa Ana Heights Specific Plan) of the NBMC, an extended equestrian trail is planned along the southern side of Mesa Drive, from its current terminus near Cypress Street, to the Mesa Drive street end. The Project is required to grade the existing parkway to a 2% maximum cross slope to accommodate the future trail. Final design of the right-of-way shall be reviewed and approved by the Public Works Department.
4. The Property is located approximately 500 feet from the Upper Newport Bay. The Property is separated from the Upper Newport Bay (the nearest body of water) by several residences and public trails. The finished floor elevation of the first floor of the proposed structure is 64.00 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot NAVD88 elevation standard for new structures.
5. Pursuant to Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection) of the NBMC, the Owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion and sea level rise). The Owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards) of the NBMC. Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
6. The Property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.
7. Pursuant to Section 21.35.030 (Construction Pollution Prevention Plan) of the NBMC, a Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials.
8. Pursuant to Section 21.35.040 (Post-Development Runoff Plan) of the NBMC, the project design addresses post construction 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.

9. Pursuant to Section 21.35.050 (Water Quality and Hydrology Plan) of the NBMC, due to the Project containing more than 2,500 square feet of impervious surface area and its proximity to receiving waters, a Water Quality Management Plan (WQMP) is required for the Project. A preliminary WQMP was prepared by BKF Engineers, dated, September 14, 2020 and updated March 19, 2021. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for Best Management Practices (BMPs), the use of a Low Impact Development (LID) approach to retain the storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs.
10. 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 that invasive species are not planted.
11. The Property is not adjacent to a Coastal View Road, or Coastal Viewpoint as identified in the CLUP. The nearest coastal viewpoint is Bayview Park, which is 418 feet west of the Property. This park is accessible to the public from the street end of Mesa Drive and provides views of the back bay. From Bayview Park, the Property is not within the viewshed of the Upper Newport Bay. While the Property may be within the viewshed of other distant public viewing areas, the Project complies with all applicable LCP development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project replaces an existing single-unit dwelling located in Santa Ana Heights with a new single-unit dwelling. 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.
2. The Property abuts the Upper Newport Bay, a nature and ecological preserve with many public recreation opportunities. Public trails intended for bicyclists, pedestrians and equestrians are located downslope from the Property and are accessible from University Drive and the Mesa Drive street end. The Project does not include any features that would impact public access opportunities.

3. A future equestrian trail is proposed along Mesa Drive. While the equestrian trail is not considered a coastal access point, the trail will lead to access to Upper Newport Bay through the Mesa Drive street end and Bayview Park. Additionally, the Project is conditioned to grade the existing parkway to a 2% maximum cross slope to accommodate the future equestrian trail, which will facilitate public access to the Upper Newport Bay.
4. Vertical and lateral access to the coast is available in proximity to the Property, through the pedestrian and biking trails accessible from the Mesa Drive street end. The Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede public access opportunities.

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 of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit filed as PA2025-0200 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 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 26TH DAY OF MARCH 2026.

Benjamin Zdeba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of development.
9. 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.
- 10. 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.
 - 11. 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.
 - 12. 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.
 - 13. 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.
 - 14. 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.
 - 15. Revisions to the approved plans may require an amendment to this CDP or the processing of a new CDP.
 - 16. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.

17. 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.
18. 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 the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
19. 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.
20. 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 a.m. and 6:30 p.m., Monday through Friday, and 8 a.m. and 6 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays, or Holidays.
21. 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.
22. 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.
23. This CDP 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.
24. 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 **Meadows Residence including but not limited to, the Coastal Development Permit filed as PA2025-0200**. 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.

Public Works Department

25. The Applicant shall obtain approval from the Coast Mesa Sanitary District (CMSD). Approved plans shall be incorporated into the plan check submittal.
26. Public right-of-way shall be graded to 2% max slope from the property line toward the top of curb per City Standard.
27. The Project shall coordinate with the City's Public Works Department regarding the planned trail along the Mesa Drive frontage. Final design of the right-of-way shall be reviewed and approved by the Public Works Department during the plan check submittal.
28. All improvements within the public right-of-way shall be installed per City Standard.

Building Division

29. Drainage water from a newly graded or re-graded site shall be directed from a privately owned property directly to the public drainage system. Drainage water from a newly graded or re-graded site shall not drain across a property line onto another property without a recorded drainage easement on the adjacent property per Section 15.10.120.E.(2) of the NBMC.
30. Drainage shall be diverted away from the bluffs or steep slopes (2:1 slopes or greater) wherever practical per Section 15.10.120 (Drainage and Terracing) of the NBMC.
31. The building and pool setback from the top of slope shall comply with 1808.7.1 and 1808.7.3 of the California Building Code.
32. An approval of an easement from the Orange County Public Works Department shall be obtained for cross-lot drainage.

Fire Department

33. A residential fire sprinkler shall be required for all proposed structures and required to comply with the 2025 National Fire Protection Agency (NFPA) 13D.
34. One unobstructed minimum 36-inch passageway from the front to the rear of the property shall be required for emergency access.
35. A knox key switch at the motor gate shall be provided for Newport Beach Fire Department (NBFD) emergency access.

36. Driveway shall comply with the Nbfd guideline C.01 for widths, overhead clearances, and turnaround requirements.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. PA2025-0200
2412 Mesa Drive

Attachment No. ZA 3

Project Description

MICHAEL GRAVES

10/07/2025

Meadows Residence
2412 Mesa Drive
Newport Beach, CA 92660

RE: Coastal Development Permit

Original CDP Planning Dept. Reviewer:
David S. Lee, Principal Planner
949-644-3225
dlee@newportbeachca.gov

Dear David,

I am writing to reintroduce our project at 2412 Mesa Drive (PA2020-225), which was previously approved on 01/14/2021 (Original Coastal Development Permit No. CD2020-134). Due to the expiration of our original permit, we are now resubmitting the project for a new Coastal Development Permit.

The associated documents remain consistent with the originally approved set, with some minor changes including the following;

- a. Removal of level 3 room (349 S.F.) thus reducing the building height
- b. Minor interior room re-configuration and adjustments.
- c. Minor Exterior Elevation adjustment as required for the level 3 removal.

Please let me know if any additional information is needed at this time.

Thank you for your time and assistance.

Sincerely,

Brian Husting

Architect
Michael Graves
562-597-8760 X0906
bhusting@michaelgraves.com

Attachment No. ZA 4

Project Plans

SITE ADDRESS

2412 MESA DR.
NEWPORT BEACH, CA 92660

ZONING

SP-7 SANTA ANA HEIGHTS SPECIFIC PLAN
S.P. LAND USE: REQ

ZONING MAP



PARCELS AND SITE AREA

APN 439-051-04 1.8 ACRES

LEGAL DESCRIPTION:
The portion therein of County of Orange Assessors Map 01, Book 439, Page 5, Block 4, Parcel 2

EXISTING BUILDING

EXISTING BUILDING (TO BE DEMOLISHED)

OCCUPANCY: R3/U
USE: SINGLE FAMILY RESIDENCE
NUMBER OF STORY: 1 STORY
SQUARE FOOTAGE:
LIVING SPACE: 7,657 S.F.
GARAGE: 1,245 S.F.

PROPOSED BUILDING

CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)
OCCUPANCY: R3/U (NO CHANGE)
USE: SINGLE FAMILY RESIDENCE
COASTAL LAND USE: RSD-A

RENDERING



SETBACKS

NBMC 20.18.030: TABLE 2-2

FRONT SETBACK: 20'-0" (MIN.)
SIDE SETBACK: 5'-0" (MIN.)
REAR SETBACK: 25'-0" (MIN.)

PROPOSED SETBACKS

FRONT SETBACK: 237'-2"
SIDE SETBACK: 9'-8" & 12'-0"
REAR SETBACK: 143'-8"

BUILDING HEIGHT

35'-0" MAXIMUM

NBMC 20.30.050 A: GRADE ESTABLISHMENT
MAIN BUILDING: EL. +64.3'
DETACHED GARAGE: EL. +64.25'

(REF. SHT. A2 FOR ESTABLISHED GRADE ELEVATION CALCULATION)

PROPOSED BUILDING HEIGHT: 34'-6"
NUMBER OF STORIES: 2-STORY

DUMPSTER REGULATIONS

NBMC 20.90.060 H:
DUMPSTER NOT WITHIN FRONT SETBACK (20'-0") AND APPROPRIATELY SCREENED

LOT COVERAGE

NBMC 20.90.060 F-1: BUILDING SITE AREA
MINIMUM SITE AREA DOES NOT APPLY

SITE AREA: 80,129 SF

BLDG. AREA (FOOTPRINT)

BUILDING: 5,083 SF
DETACHED: 1,702 SF

TOTAL: 6,785 SF

PROPOSED LOT COVERAGE: 0.084

PARKING

NBMC 20.40.040: OFF STREET PARKING TABLE 3-10

REQUIRED SPACES: 3 PER UNIT IN A GARAGE

PROPOSED SPACES: 4 PER UNIT IN A GARAGE

NBMC 20.40.090: PARKING STANDARDS FOR RESIDENTIAL USE

A-1: TABLE 3-14

LOT WIDTH	SINGLE CAR	TWO CAR
30 FEET OR LESS	9'-3" x 19'-0"	17'-6" x 19'-0"
30.1-39.99 FEET	10'-0" x 19'-0"	18'-6" x 19'-0"
40 FEET OR MORE	10'-0" x 20'-0"	20'-0" x 20'-0"

PROPOSED: (40 FEET OR MORE)
GARAGE 1 (2 SPACES): 23'-2" x 24'-8"
GARAGE 2 (2 SPACES): 23'-2" x 24'-8"

SQUARE FOOTAGE

RESIDENCE

1ST FLOOR: 4,110 SF
2ND FLOOR: 4,272 SF

SUBTOTAL: 8,382 SF

MAIN GARAGE: 612 SF

DETACHED GARAGE: 1,342 SF

DETACHED POOL BATH: 72 SF

TOTAL AREA: 10,408 SF

COVERED TERRACE

361 SF

DEMOLITION AREAS

EXISTING 1 STORY: 7,657 SF
EXISTING GARAGE 1: +/- 685 SF
EXISTING GARAGE 2: +/- 1,245 SF

TOTAL: +/- 9,587 SF

PROJECT DESCRIPTION

This project is for the construction of a new single family residence. The project will include the demolition of the existing residence and two separate garage structures.

The proposed residence will consist of a main residence, a separate garage and a structured pool canopy. The existing entry gates and drive will be reconfigured. The existing street driveway will be reconstructed and enlarged.

The residence is a two story building w/ single story detached secondary garage. The new main residence will be placed at the same elevation as the current floor elevation. A new pool deck and perimeter fence will be installed.

The main residence will be located such that the facade facing the back Newport Bay will be approximately in the same location as the existing residence.

GEN. NOTES

1. POOLS, SPAS, WALL, FENCES, PATIO COVER AND OTHER FREE STANDING STRUCTURES REQUIRES SEPARATE REVIEWS AND PERMITS.
2. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS, AND HANDRAILS OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42" FROM EXISTING GRADE BEFORE CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA(S).

SHEET INDEX

ARCHITECTURAL

- A0 PROJECT DATA - TITLE SHEET
- A1 EXISTING SITE PLAN
- A2 DEMO SITE PLAN
- A3 SITE PLAN
- A4 LEVEL 1 FLOOR PLAN
- A5 LEVEL 2 FLOOR PLAN
- A6 ROOF PLAN
- A7 MAIN BUILDING ELEVATIONS
- A8 MAIN BUILDING ELEVATIONS
- A9 GARAGE & POOL CABANA ELEVATIONS
- A10 BUILDING SECTIONS
- A11 SITE SECTIONS
- A12 ARCHITECTURAL CHARACTER
- A13 ENLARGED ELEVATION & SECTION
- A14 EXISTING SITE PHOTOS

CIVIL

- C1 EXISTING CONDITIONS PLAN
- C2 DEMOLITION PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 COMPOSITE UTILITY PLAN
- C5 EROSION CONTROL PLAN
- C6 EROSION CONTROL DETAILS
- C7 PRELIMINARY WQMP

LANDSCAPE

- L-1 LANDSCAPE PLAN

PROJECT TEAM

OWNER
Rob & Sandy Meadows
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TEL: 954-377-6540

ARCHITECT
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ATTN: Sammy Salem
TEL: 909-980-6455

EMAIL: Sammy@salem.net

Project Data-Title Sheet

Scale	Date
None	Sept. 22, 2025

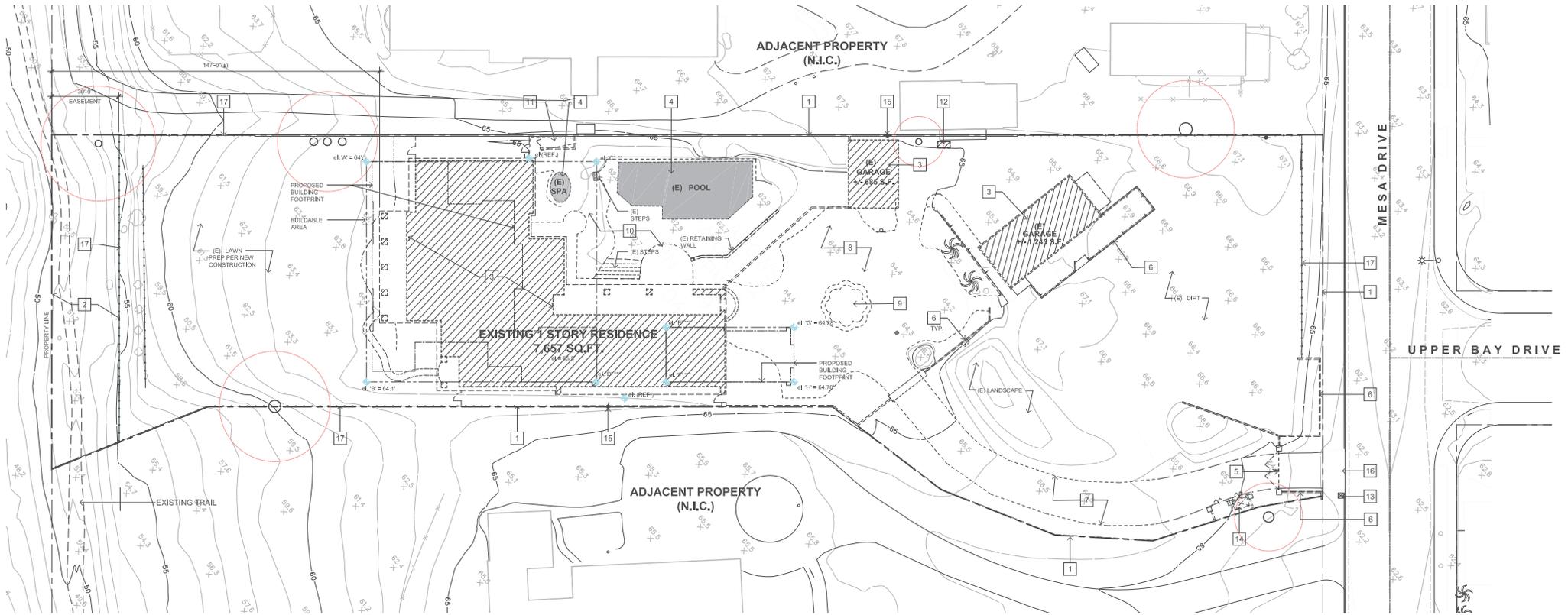


EXISTING SITE PLAN



Scale: 1" = 20'-0"

Existing Site Plan
 Scale 0 10' 20' 40' Date Sept. 22, 2025



NOTES

- 1 PROPERTY LINE
- 2 ROAD AND UTILITY EASEMENT - REF. CIVIL DWG'S.
- 3 EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY, INCLUDING ALL FOOTINGS AND ASSOCIATED PLUMBING, MECHANICAL AND ELECTRICAL
- 4 EXISTING POOL / SPA TO BE DEMOLISHED, COMPACT FILL AND PREPARE AREA FOR NEW CONSTRUCTION
- 5 EXISTING GATE TO BE DEMOLISHED
- 6 EXISTING MASONRY FENCE TO BE DEMOLISHED

- 7 EXISTING DRIVE WAY TO BE DEMOLISHED
- 8 EXISTING HARDSCAPING / PAVING TO BE DEMOLISHED, TYPICAL ENTIRE PROPERTY U.N.O.
- 9 EXISTING WATER FEATURE/FOUNTAIN TO BE DEMOLISHED
- 10 EXISTING POOL DECK AND HARDSCAPING TO BE DEMOLISHED
- 11 EXISTING POOL EQUIPMENT AND ENCLOSURE TO BE REMOVED/DEMOLISHED, CAPPED UTILITIES AS REQ'D.
- 12 EXISTING ELECTRICAL PANEL AND ENCLOSURE TO BE REMOVED

- 13 EXISTING MAILBOX TO BE DEMOLISHED
- 14 EXISTING TRASH ENCLOSURE TO BE DEMOLISHED
- 15 PROTECT IN PLACE ELECTRICAL POLE
- 16 EXISTING CURB CUT APRON TO BE DEMOLISHED AND RELOCATED
- 17 REMOVE AND REPLACE EXISTING FENCE - EXTENT TO BE FIELD VERIFIED

NBMC 20.30.050 A: GRADE ESTABLISHMENT
LESS THAN 5% SLOPE

MAIN BUILDING (RESIDENCE)

el. 'A'	= +64.1'
el. 'B'	= +64.1'
el. 'C'	= +65' **
el. 'D'	= +64' ***
EST. GRADE	$\frac{257.2}{4} = 64.3'$

DETACHED GARAGE

el. 'E'	= +64' ***
el. 'F'	= +64.***
el. 'G'	= +64.25'
el. 'H'	= +64.76'
EST. GRADE	$\frac{257.03}{4} = 64.25'$

** POINT 'C' IS ON LOWERED POOL DECK ELEVATION RETAINED BY A. REF. TO CIVIL DRAWING FOR ADDITIONAL SITE DEMOLITION INFORMATION
 *** POINT 'D', 'E' & 'F' ON EXISTING BLDG. PAD (EL. +65.5) USE (E) GRADE AT ADJACENT BLDG. PERIMETER @ + 64'

GEN. NOTES

REF. TO CIVIL DRAWING FOR ADDITIONAL SITE DEMOLITION INFORMATION

DEMOLITION PLAN

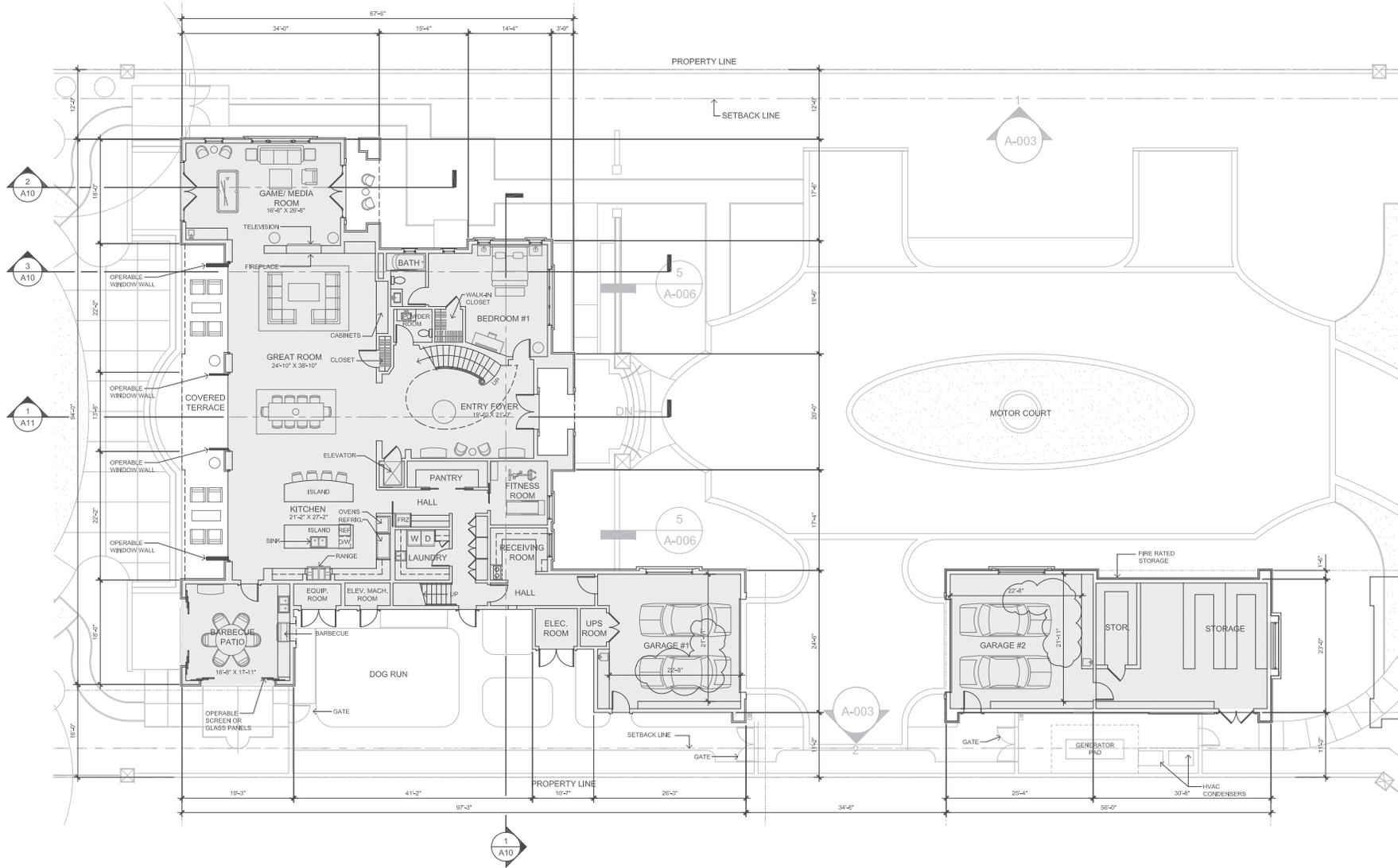


THE OAKS ESTATE
2412 MESA DRIVE, NEWPORT BEACH CA, 92660



Scale: 1" = 20'-0"

Demolition Plan
Scale: 1" = 20'-0" Date: Sept. 22, 2025

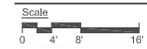


FIRST FLOOR PLAN



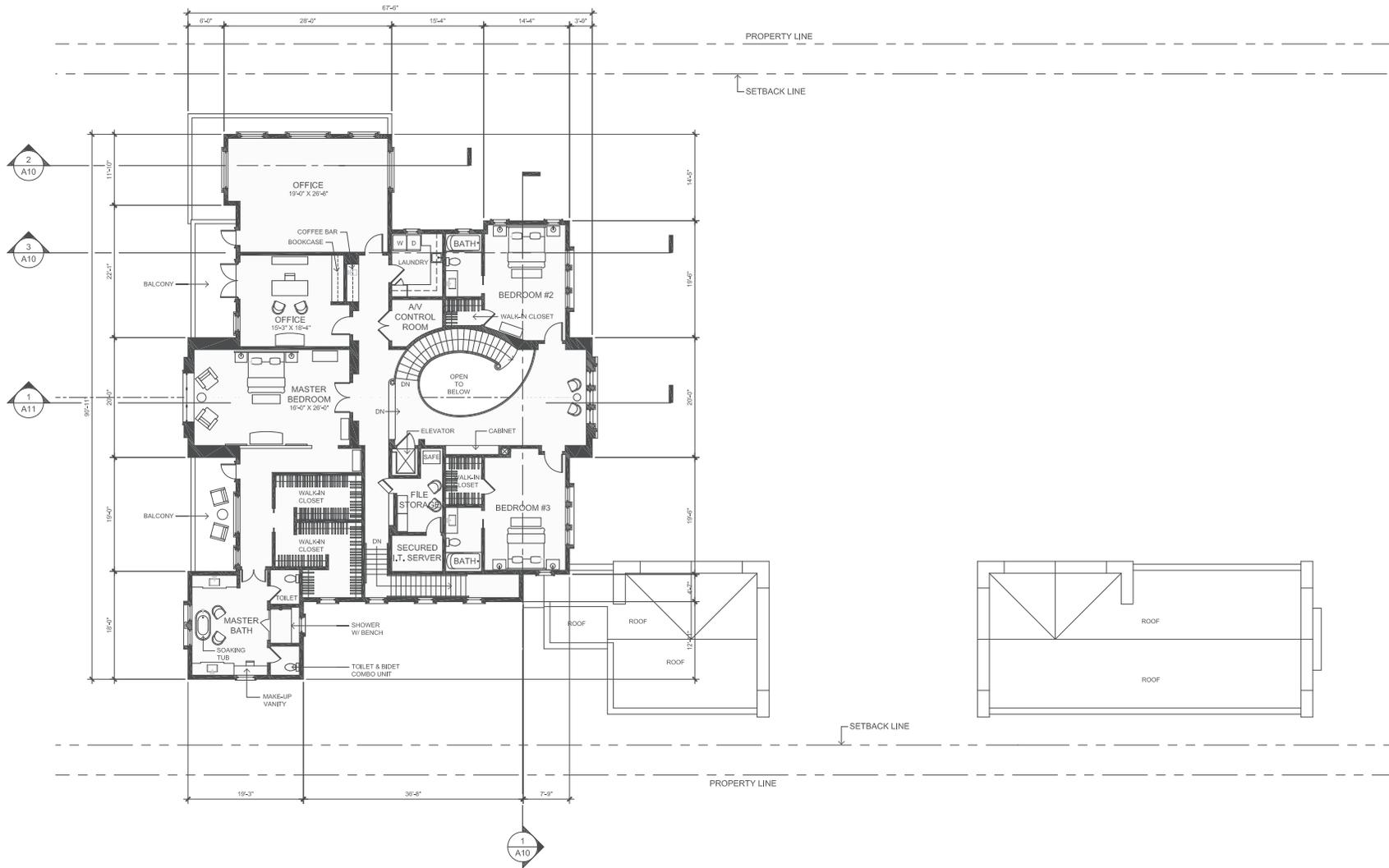
NORTH

Scale: 1/8" = 1'-0"



First Floor Plan

Date
Sept. 22, 2025



SECOND FLOOR PLAN



NORTH

Scale: 1/8" = 1'-0"

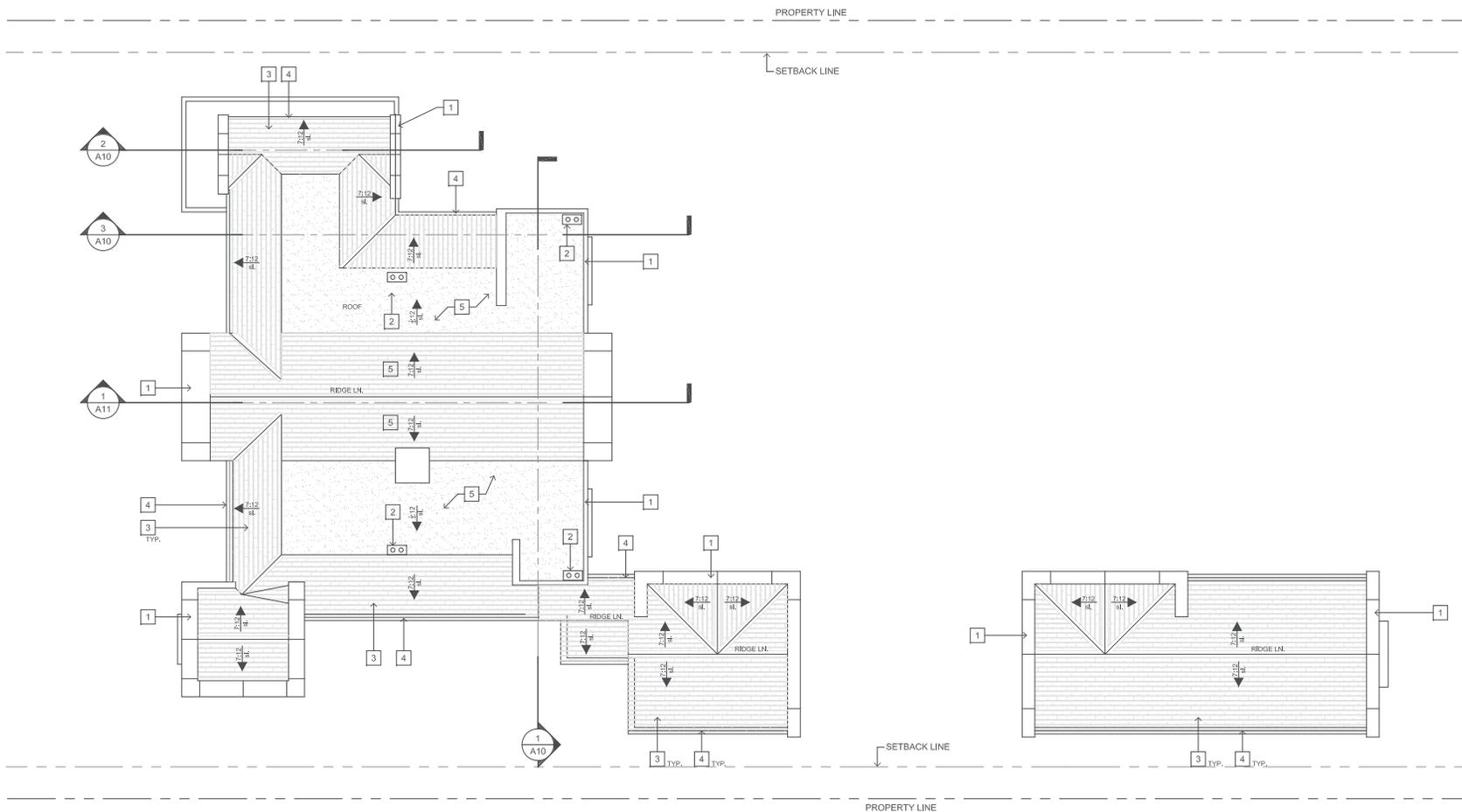


Second Floor Plan

Date: Sept. 22, 2025

NOTES

- 1 PARAPET WITH PRECAST CAP MOULDING
- 2 ROOF DRAIN AND OVERFLOW
- 3 ROOF TILE
- 4 COPPER GUTTER SYSTEM
- 5 ROOFING SYSTEM



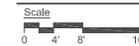
REFER TO SECTIONS AND EXTERIOR ELEVATIONS FOR ROOF AND PARAPET HEIGHTS

ROOF PLAN



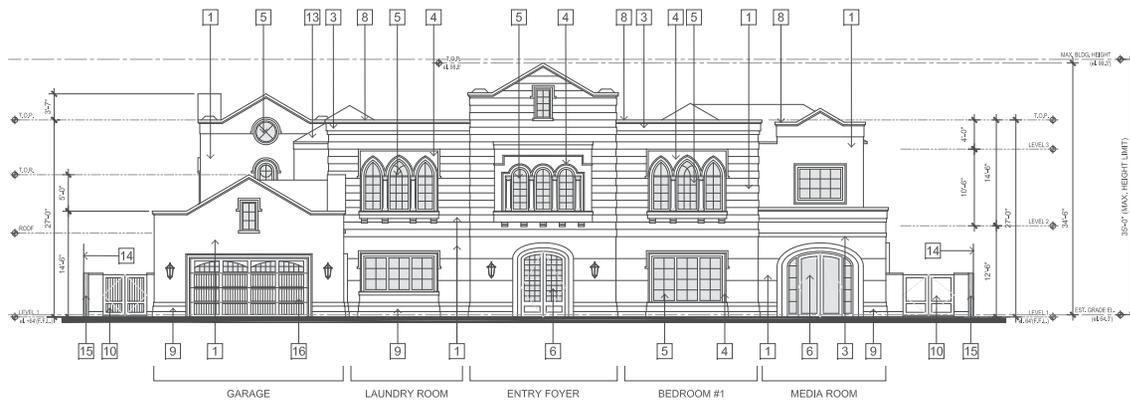
NORTH

Scale: 1/8" = 1'-0"

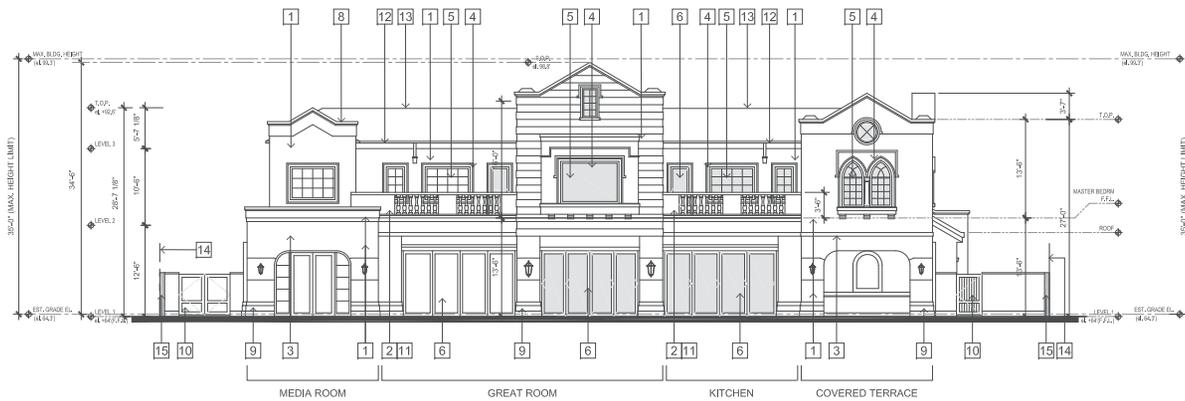


Roof Plan

Date: Sept. 22, 2025



NORTH ELEVATION



SOUTH ELEVATION

NOTES

- 1 VENETIAN PLASTER WITH PAINTED FINISH
- 2 PRECAST RAILING
- 3 PRECAST CAP MOULDING
- 4 PRECAST FRAMING MOULDING
- 5 WINDOW SYSTEM
- 6 DOOR & WINDOW SYSTEM, STEEL
- 7 SHADE DEVICE
- 8 ROOF PARAPET
- 9 PRECAST WALL BASE
- 10 SIDE GATE
- 11 BALCONY
- 12 COPPER GUTTER
- 13 ROOF TILE
- 14 PROPERTY LINE
- 15 PERIMETER SECURITY WALL
- 16 GARAGE DOOR

NOTE: SEE SHEET A2 FOR ESTABLISHED GRADE ELEVATION CALCULATION

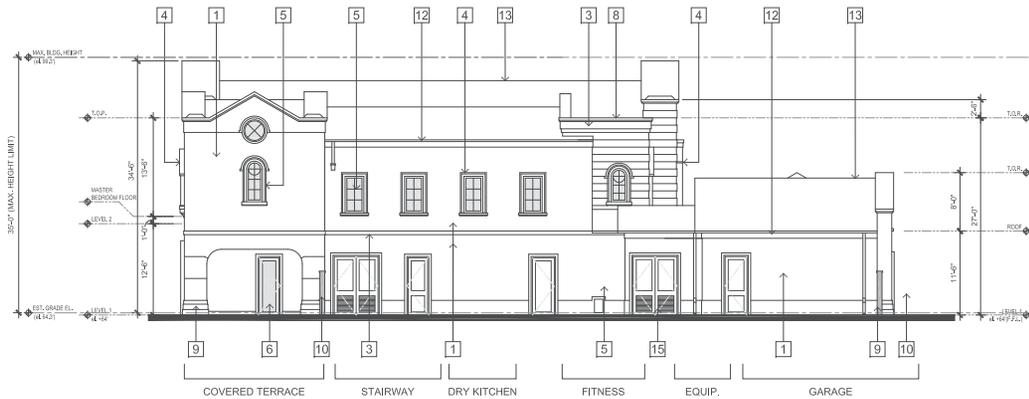
NOTE: HEIGHT CERTIFICATION REQUIRED

MAIN BUILDING ELEVATIONS

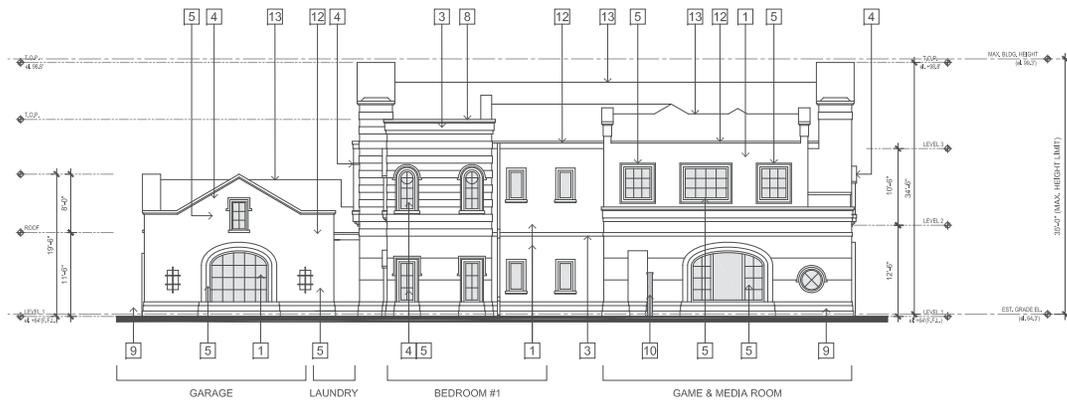
Scale: 1/8" = 1'-0"

Scale 0 4 8 16 Date Sept. 22, 2025

Main Building Exterior Elevations



EAST ELEVATION



WEST ELEVATION

NOTES

- 1 VENETIAN PLASTER WITH PAINTED FINISH
- 2 PRECAST RAILING
- 3 PRECAST CAP MOULDING
- 4 PRECAST FRAMING MOULDING
- 5 WINDOW SYSTEM
- 6 DOOR & WINDOW SYSTEM, STEEL
- 7 SHADE DEVICE
- 8 ROOF PARAPET
- 9 PRECAST WALL BASE
- 10 SIDE GATE
- 11 BALCONY
- 12 COPPER GUTTER
- 13 ROOF TILE
- 14 PROPERTY LINE
- 15 DOG DOOR

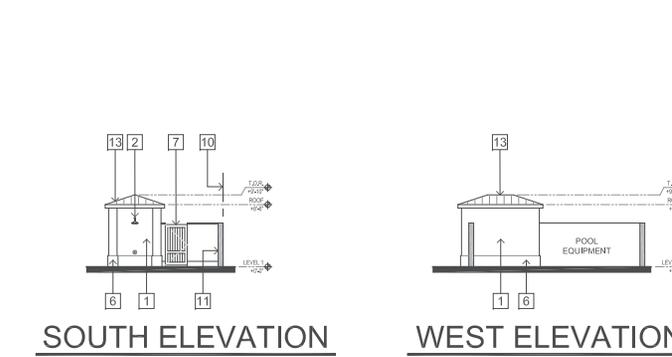
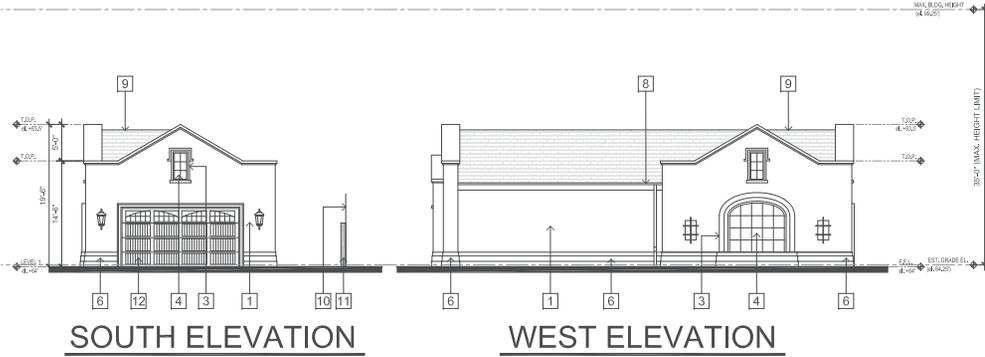
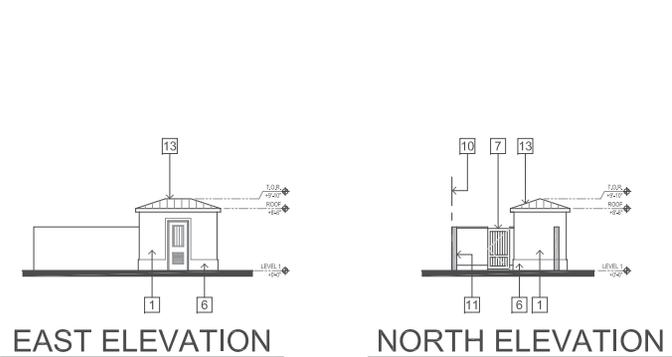
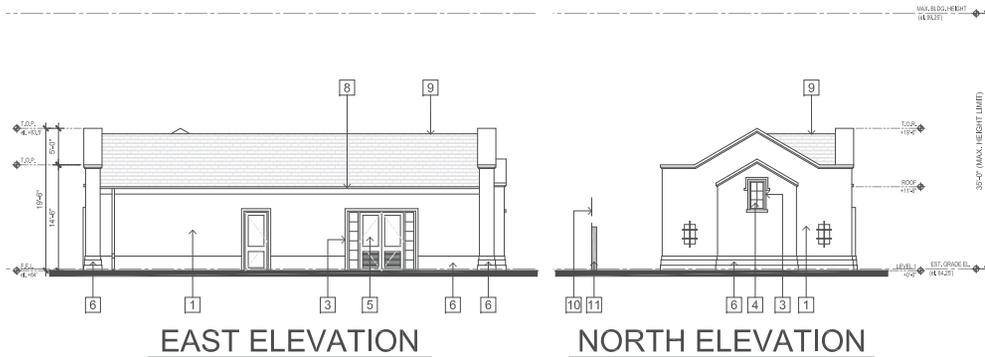
NOTE: SEE SHEET A2 FOR ESTABLISHED GRADE ELEVATION CALCULATION

NOTE: HEIGHT CERTIFICATION REQUIRED

MAIN BUILDING ELEVATIONS

Scale: 1/8" = 1'-0"

Scale 0 4 8 16 Date Sept. 22, 2025

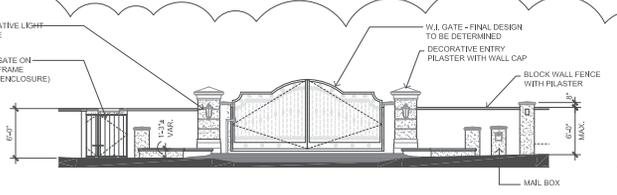


- NOTES**
- 1 VENETIAN PLASTER WITH PAINTED FINISH
 - 2 OUTDOOR SHOWER
 - 3 PRECAST FRAMING MOULDING
 - 4 WINDOW SYSTEM, STEEL
 - 5 DOOR & WINDOW SYSTEM, STEEL
 - 6 PRECAST WALL BASE
 - 7 SIDE GATE
 - 8 COPPER GUTTER
 - 9 ROOF TILE
 - 10 PROPERTY LINE
 - 11 PERIMETER SECURITY WALL
 - 12 GARAGE DOOR
 - 13 METAL ROOF

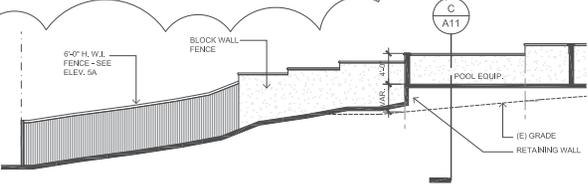
NOTE: SEE SHEET A2 FOR ESTABLISHED GRADE ELEVATION CALCULATION

1. GARAGE EXTERIOR ELEVATIONS Scale: 1/8" = 1'-0"

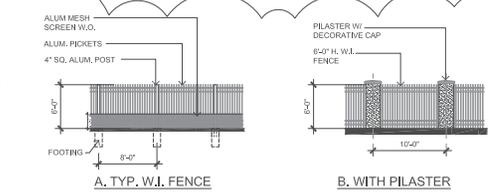
2. POLL BATH EXTERIOR ELEVATIONS Scale: 1/8" = 1'-0"



3. MAIN ENTRY GATE ELEVATION Scale: 1/8" = 1'-0"



4. REAR SIDE FENCE ELEVATION Scale: 1/8" = 1'-0"



5. W.I. FENCE Scale: 1/8" = 1'-0"

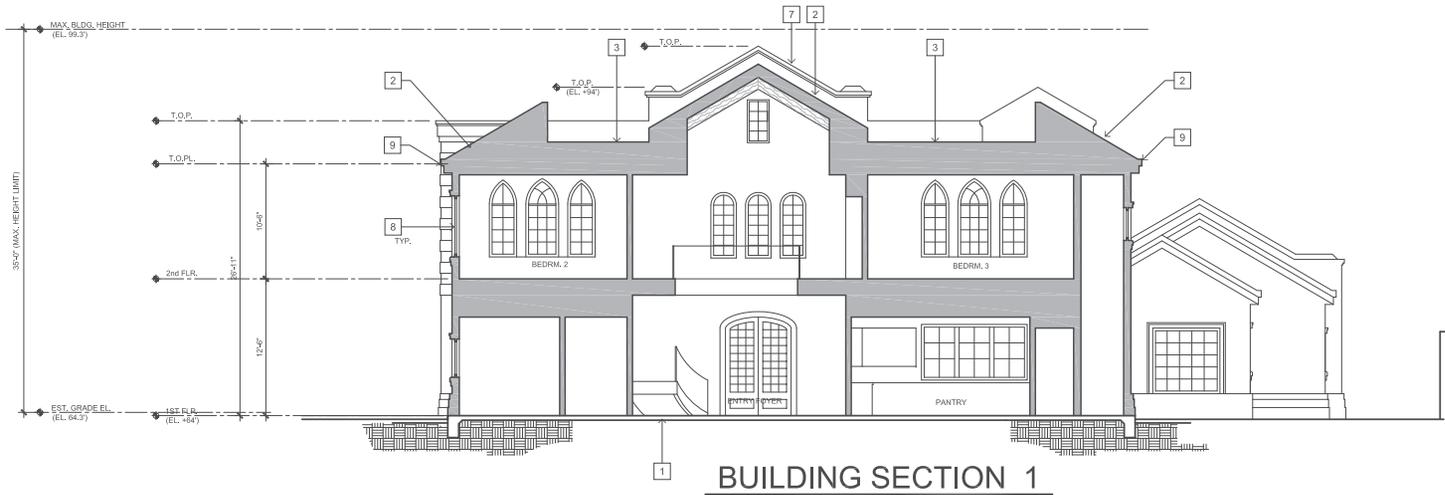
Garage & Pool Cabana Exterior Elevations



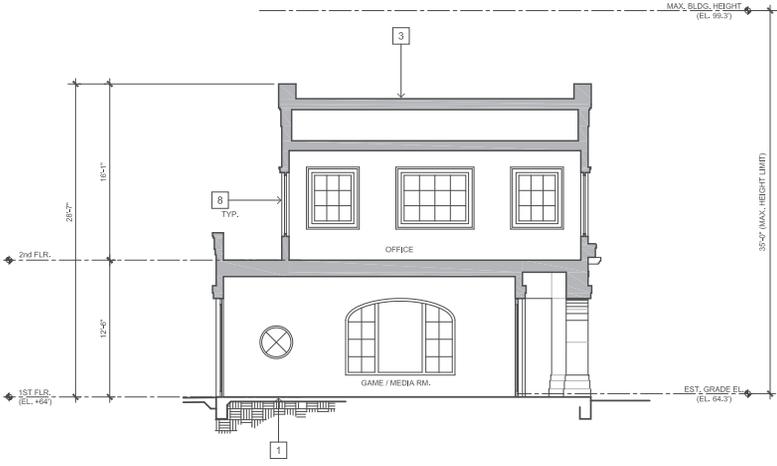
NOTES

- 1 ON-GRADE CONC. SLAB
- 2 ROOF TILE
- 3 ROOFING SYSTEM
- 4 PRE-CAST STONE CAP/TRIM
- 5 PRE-CAST STONE BALLUSTER
- 6 AWNING
- 7 BUILDING FACADE/PARAPET BEYOND
- 8 WINDOW SYSTEM W/ STONE SURROUND
- 9 EAVE TRIM W/ GUTTER SYSTEM

NOTE: SEE SHEET A2 FOR ESTABLISHED GRADE ELEVATION CALCULATION



BUILDING SECTION 1



BUILDING SECTION 2

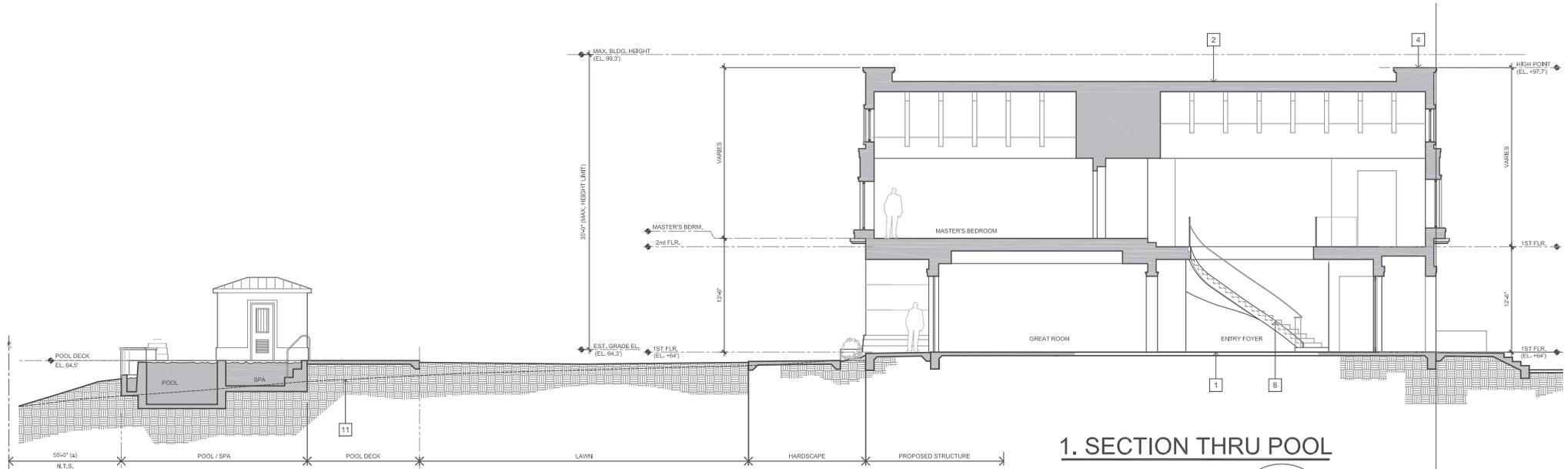


BUILDING SECTION 3

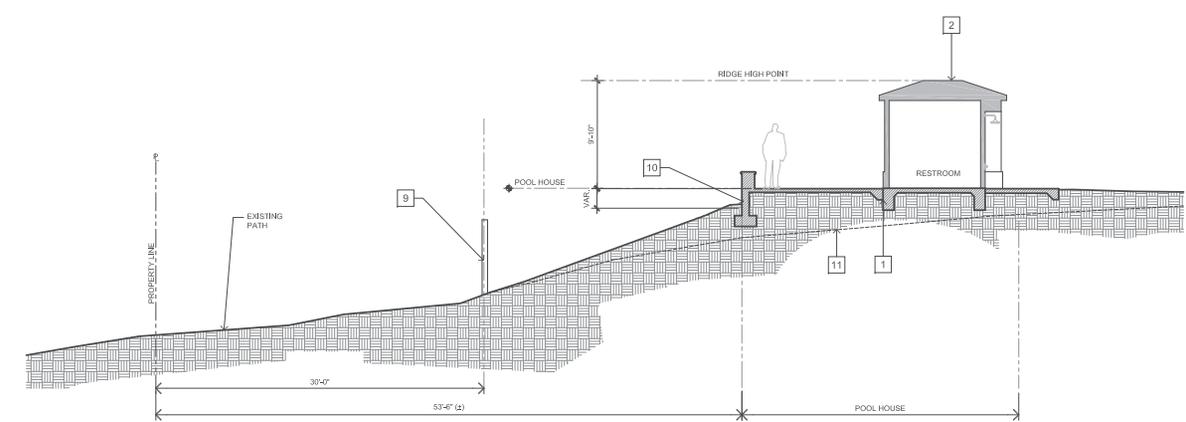
BUILDING SECTIONS

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

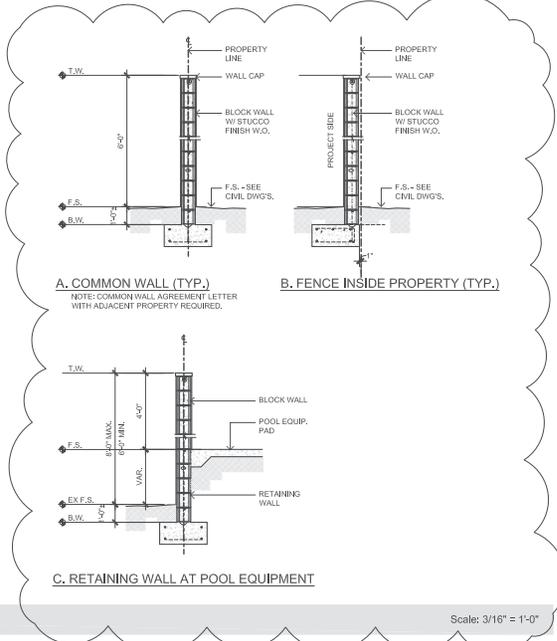




1. SECTION THRU POOL

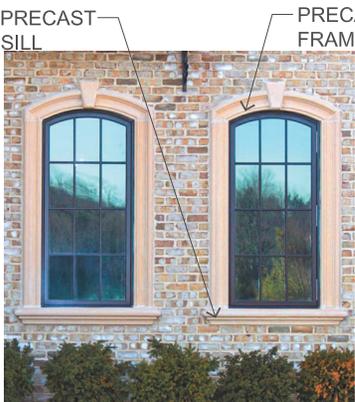


2. POOL RESTROOM SECTION



- NOTES**
- 1 ON-GRADE CONC. SLAB
 - 2 STANDING SEAM ROOFING
 - 3 ROOFING SYSTEM
 - 4 PRE-CAST STONE CAP/TRIM
 - 5 PRE-CAST STONE BALLUSTER
 - 6 AWNING
 - 7 BUILDING FACADE/PARAPET BEYOND
 - 8 WINDING STAIR
 - 9 PERIMETER SECURITY FENCE
 - 10 RETAINING WALL
 - 11 LINE OF EXISTING GRADE

SITE SECTIONS



WINDOW MouldING

PRECAST FRAMING



WINDOW FRAMING

GLAZING

FRAMING SYSTEM



DOOR DESIGN

GLAZING

IRON DESIGN



STUCCO TEXTURE



RAILING DESIGN

PRECAST BALUSTERS

ARCHITECTURAL CHARACTER

Architectural Character

Scale	Date
None	Sept. 22, 2025

NOTES

- 1 VENETIAN PLASTER WITH PAINTED FINISH
- 2 PRECAST RAILING
- 3 PRECAST CAP MOLDING
- 4 PRECAST WINDOW MOLDING
- 5 WINDOW SYSTEM, STEEL
- 6 DOOR & WINDOW SYSTEM, STEEL
- 7 PROPERTY LINE
- 8 ROOF PARAPET
- 9 PRECAST WALL BASE
- 10 SIDE GATE
- 11 SHINGLE ROOFING
- 12 COPPER GUTTER



ENLARGED ELEVATION & SECTION

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

Enlarged Elevation & Section

Scale 0 2 4 8' Date Sept. 22, 2025



1 BACKYARD



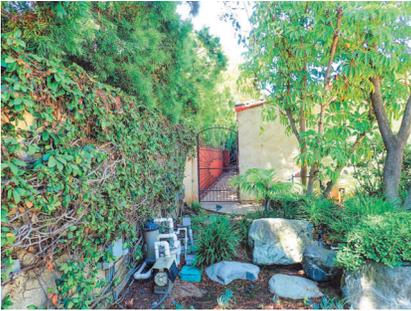
2 BACKYARD



3 BACKYARD



4 BACKYARD



5 SIDE YARD



6 MOTOR COURT ENTRANCE



7 MOTOR COURT



8 POOL



9 FRONT YARD



10 FRONT YARD

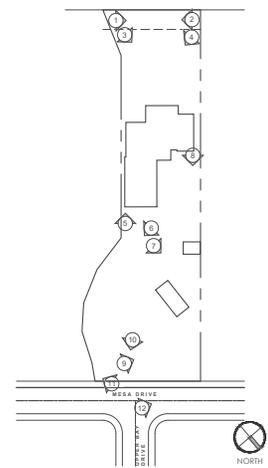


11 ENTRY GATE



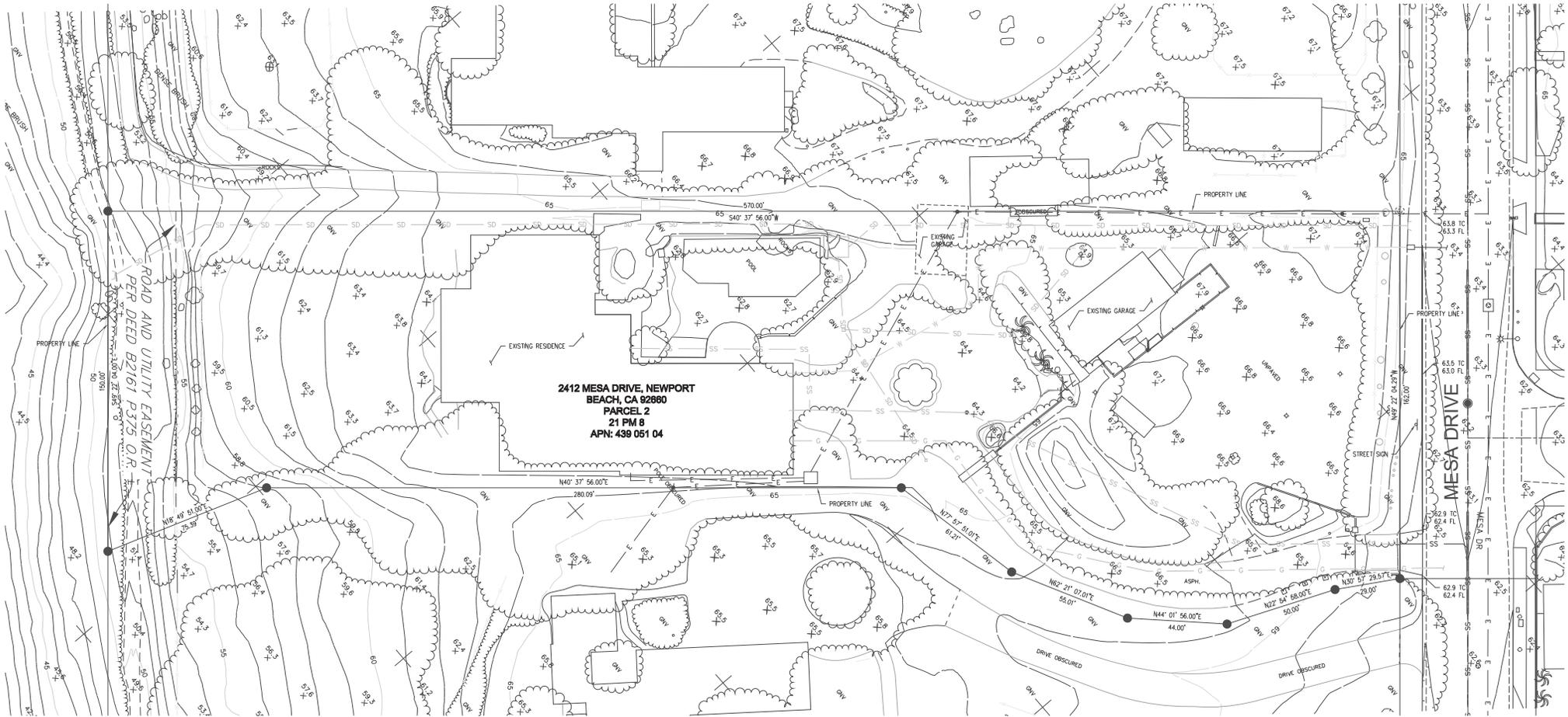
12 STREET VIEW

KEY PLAN



Existing Site Photos

Scale Date
Sept. 22, 2025



2412 MESA DRIVE, NEWPORT
 BEACH, CA 92660
 PARCEL 2
 21 PM 8
 APN: 439 061 04

PAPER BOUNDARY NOTE

Lines depicted in this file as boundary, right-of-way, easement or property lines are based on a best fit of available record information and have not been resolved.

The lines are shown for informational purposes only and have been plotted using available public records such as deeds and maps.

There have been no attempts by BKF Engineers to render an opinion on the resolved location for the vesting property lines.

AIRIAL TOPOGRAPHIC SURVEY NOTE

Compiled using photogrammetric methods by Robert J. Lung & Associates.
 Date of Photography: 1/23/2019

LEGEND:

- XXX --- CONTOUR LINE
- - - - - LIP OF GUTTER
- STREET LIGHT
- TREE COVER AND TRUNK
- MONUMENT: 3/4" IRON PIPE TAG STAMPED "L.S. 2312" PER PARCEL 2 OF PM3434
- MONUMENT: 3/4" IRON PIPE BEARING BRASS DISK STAMPED "L.S. 3109" PER PARCEL 2 OF PM3434

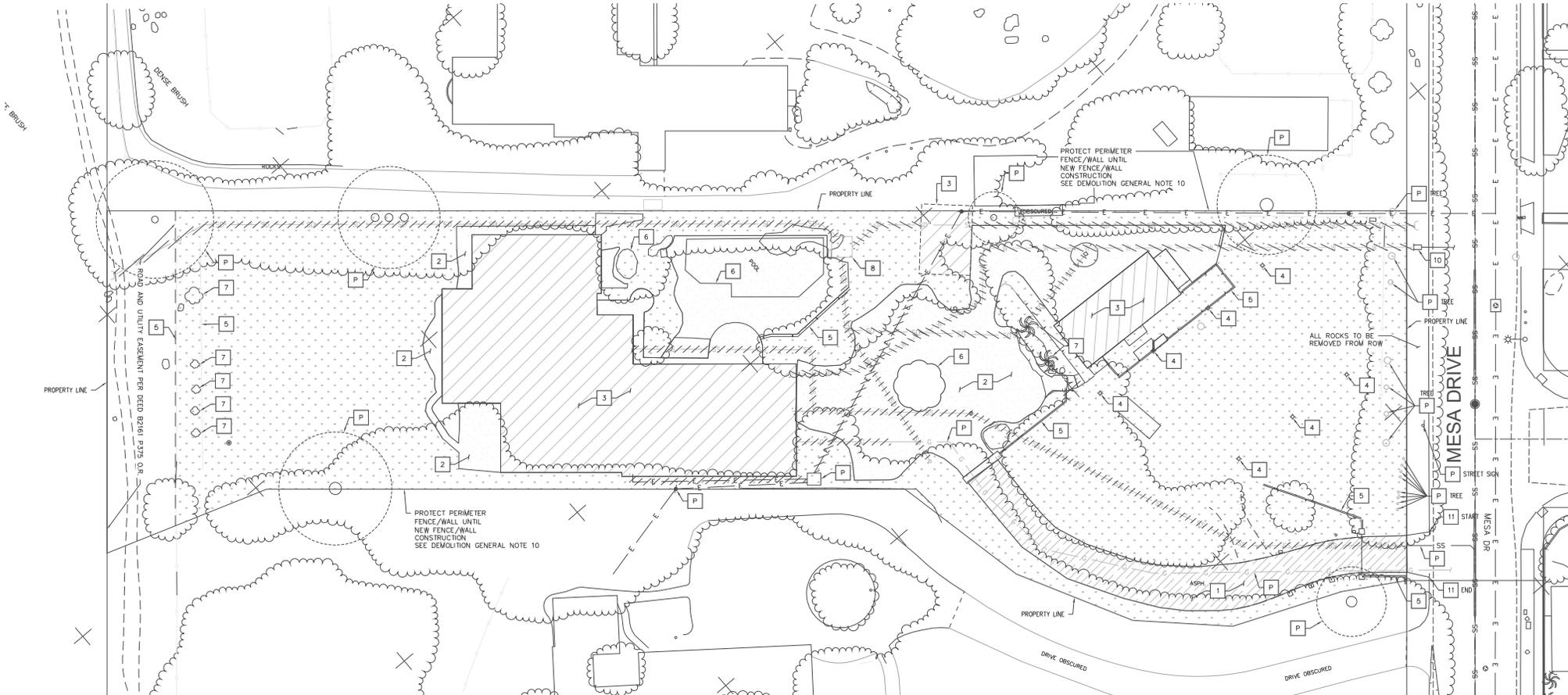


EXISTING CONDITIONS PLAN

Scale: 1" = 20'

EXISTING CONDITIONS PLAN

Scale: 0 10' 20' 40' Date: October 7, 2025



DEMOLITION GENERAL NOTES:

1. PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
2. UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA, SURFACE OBSERVATION, AND FIELD SURVEY. ACTUAL LOCATIONS AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
3. PROTECT ALL OFFSITE FEATURES NOT EXPRESSLY NOTED FOR DEMOLITION OR IMPROVEMENT ON THIS PLAN.
4. REFER TO LANDSCAPE PLAN FOR LANDSCAPE AND PLANTER AREA IMPROVEMENTS.
5. UNTIL THE NEW ELECTRICAL TRANSFORMER IS INSTALLED WITH THE NEW SERVICE LINE TO THE ADJACENT NEIGHBOR; THE EXISTING ELECTRICAL UTILITIES NEED TO REMAIN IN PLACE; PROTECT THE EXISTING CONDUITS AND CAREFUL DURING EXCAVATION.
6. LOCATION OF EXISTING NATURAL GAS LINE IS APPROXIMATELY ACTUAL LOCATION TO BE FIELD VERIFIED BY CONTRACTOR.
7. GENERAL CONTRACTOR TO COORDINATE SERVICE AND ACTUAL EXISTING AND PROPOSED LOCATIONS FOR NATURAL GAS AND TELCO SERVICE AND CONNECTIONS.
8. SEE PLUMBING PLAN FOR EXISTING AND PROPOSED NATURAL GAS LINE TO THE STREET.
9. EXISTING TREES INDICATED ON THE PLANS TO REMAIN, PROTECT IN PLACE WITHOUT ANY DAMAGE TO TRUNKS OR ROOTS. TREES TO BE MARKED AND PROTECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND ARBORIST PRIOR TO DEMOLITION. IF ROOT PRUNING IS NEEDED CONTACT LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REPLACEMENT COST IF TREE DECLINE OR DIE DURING OR AFTER CONSTRUCTION. A STURDY PROTECTIVE FENCE SHALL BE PLACED AROUND THE TREES PRIOR TO ANY DEMO WORK ON THE SITE. TREES SHOULD BE DEEP WATERED ONCE WEEKLY AND HAVE AUTOMATED IRRIGATION DURING CONSTRUCTION.
10. EXISTING CHAIN LINK FENCE TO REMAIN DURING CONSTRUCTION AND TO BE USED AS TEMPORARY FENCE DURING THE CONSTRUCTION PROCESS. NO VEGETATION ON THE DOWN HILL NATURAL AREA SHALL BE TOUCHED DURING CONSTRUCTION. THE FENCE WILL BE REMOVED AFTER COMPLETION OF THE PROJECT.

DEMOLITION CONSTRUCTION NOTES:

- | | |
|--|---|
| <ul style="list-style-type: none"> P PROTECT IN PLACE 1 ASPHALT PAVEMENT TO BE REMOVED 2 CONCRETE PAVEMENT TO BE REMOVED 3 BUILDING TO BE REMOVED 4 LIGHT FIXTURE AND FOUNDATION TO BE REMOVED 5 WALL/FENCE TO BE REMOVED 6 WATER FEATURE/POOL TO BE REMOVED 7 REMOVE EXISTING TREES
SEE LANDSCAPE PLANS | <ul style="list-style-type: none"> 8 UTILITY BOX TO BE REMOVED 9 NATURAL GAS LINE TO BE LOCATED/ CUT AND CAPPED AT THE STREET PRIOR TO START OF DEMOLITION 10 UTILITY TO BE ADJUSTED TO GRADE 11 DRIVEWAY PLUG PER CITY STD 165 |
|--|---|

DEMOLITION LEGEND:

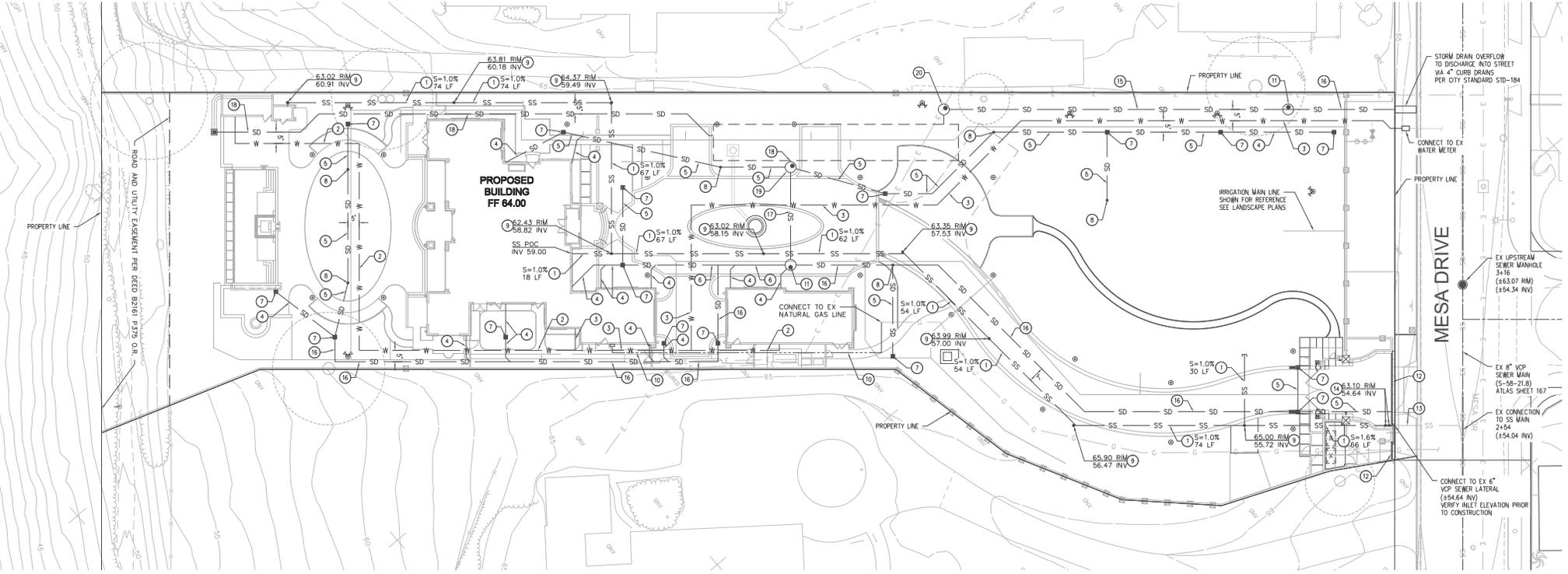
- | |
|---|
| <ul style="list-style-type: none"> BUILDING & FOUNDATION TO BE DEMOLISHED LANDSCAPE AND IRRIGATION TO BE REMOVED UTILITY LINE TO BE REMOVED ASPHALT TO BE REMOVED CONCRETE SIDEWALK TO BE REMOVED |
|---|



DEMOLITION PLAN

Scale: 1" = 20'

Scale: 0 10' 20' 40' Date: October 7, 2025



NOTES:

- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- CONTRACTOR SHALL VERIFY ALL EX INV ELEVATIONS AND LATERAL LOCATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT, AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- VERTICAL SEPARATION REQUIREMENTS:
A MIN OF 6 INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MIN VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYP INSTALLED TO CROSS ABOVE/OVER EX SANITARY SEWER PIPELINES. WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EX AND/OR NEW SANITARY SEWER PIPELINES, THE MIN VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MIN HORIZONTAL DISTANCE FROM THE CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
- HORIZONTAL SEPARATION REQUIREMENTS:
A MIN HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EX UTILITIES SHALL BE 5', EXCEPT THAT THE MIN HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MIN, UNLESS OTHERWISE NOTED. A MIN HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5'.
- ON-SITE SEWER SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE.
- ALL GRAVITY UTILITY LINES SHALL BE INSTALLED FROM THE POINT OF LOWEST INVERT ELEVATION.
- THE SEWER SYSTEM SHALL CONFORM TO THE STANDARDS OF THE COSTA MESA SANITARY DISTRICT.
- CONTRACTOR SHALL REQUEST INSPECTION FROM CMSD FRONT DESK 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
TELEPHONE: 949/645-8400.
- ANY WORK PERFORMED WITHOUT INSPECTION FROM THE DISTRICT SHALL BE CONSIDERED UNACCEPTABLE.

- CONTRACTOR SHALL OBTAIN CMSD SEWER PERMIT PRIOR TO COMMENCEMENT OF WORK FROM THE COSTA MESA SANITARY DISTRICT, 290 PAULARINO AVENUE, COSTA MESA, CA 92626. 949/645-8400 EXT. 229.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT MAY BE REQUIRED BY THE LOCAL GOVERNING AGENCY.
- CONTRACTOR TO HAVE A COPY OF APPROVED SEWER PLAN AND CMSD STANDARD PLANS AND SPECIFICATIONS ON JOB SITE AT ALL TIMES.
- CLAY PIPE JOINTS SHALL BE TYPE 'G' MECHANICAL COMPRESSION JOINTS FOR MAIN LINE SEWER. TYPE 'D' JOINTS, BAND-SEAL OR APPROVED EQUAL, ARE APPROVED FOR LATERALS AND REPAIR WORK ONLY.
- 6" LATERALS SHALL BE CONSTRUCTED FROM THE SEWER MAIN TO EVERY LOT.
- SEWER MAIN SHALL BE AIR OR WATER TESTED MEETING DISTRICT ENGINEER'S APPROVAL.
- PVC PIPE MAY BE USED ONLY WITH PRIOR APPROVAL FROM THE DISTRICT ENGINEER.
- IF MINIMUM SEPARATION DISTANCE BETWEEN SEWER AND WATER MAIN IS NOT MET, SPECIAL CONSTRUCTION REQUIREMENTS ARE TO BE USED PER STD. DWG. NO. S-110-A OR S-110-B.
- DEVELOPER IS RESPONSIBLE FOR REPLACING ANY EXISTING LATERALS NOT FOUND IN FIELD OR FOUND TO BE DEFECTIVE.
- ALL TRENCH EXCAVATION AND PIPE BEDDING SHALL BE CONSTRUCTED PER STD. DWG. NO. S-112.
- CONTRACTOR TO EITHER REPLACE EXISTING 6" VCP LATERAL IN STREET RIGHT OF WAY W/NEW LATERAL PER CMSD STD S-104-A OR PERFORM CCTV OF EXISTING LATERAL AND PROVIDE VIDEO TO THE COSTA MESA SANITARY DISTRICT. DAMAGED PORTIONS OF EXISTING LATERAL, IF ANY, SHALL BE REPAIRED.
- FOR WORK ON A DISTRICT SEWER MAIN, OR WORK ON A LATERAL CONNECTION TO A DISTRICT SEWER MAIN, CONTRACTOR SHALL POSSESS AN "A" OR "C4" LICENSE AND SHALL PROVIDE THE DISTRICT WITH EVIDENCE OF INSURANCE INCLUDING AN ENDORSEMENT FROM THEIR INSURANCE COMPANY NAMING THE DISTRICT AS ADDITIONAL INSURED MEETING DISTRICT REQUIREMENTS.

CONSTRUCTION NOTES:

- INSTALL 6" SANITARY SEWER SCHEDULE 40 PVC PIPE AND FITTINGS WITH A 1.0% MIN SLOPE PER CALIFORNIA PLUMBING CODE (LATEST VERSION).
- INSTALL 1" WATER SCHEDULE 40 PVC PIPE AND FITTINGS
- INSTALL 2" WATER SCHEDULE 40 PVC PIPE AND FITTINGS
- INSTALL 4" STORM DRAIN SDR-35 PVC PIPE AND FITTINGS
- INSTALL 6" STORM DRAIN SDR-35 PVC PIPE AND FITTINGS
- INSTALL 10" STORM DRAIN SDR-35 PVC PIPE AND FITTINGS
- INSTALL 12"x12" (BROOKS TRAFFIC RATED GRATES) BOX INLETS
- INSTALL 4" STORM DRAIN ATRIUM DRAINS (NDS)
- INSTALL 6" SEWER CLEANOUTS PER DETAIL 7/C-7
- (CMSD STD. MOD. S-107)
- INSTALL NATURAL GAS LINE PER SOCAL GAS
- INSTALL CONCRETE MANHOLE PER CITY STANDARDS STD-400
- INSTALL 6" DURASLOPE TRENCH DRAIN (46LF)
- CONTRACTOR TO CCTV EXISTING 6" VCP SEWER LATERAL AND PROVIDE VIDEO TO CMSD. DEFICIENCIES, IF ANY, SHALL BE REPAIRED
- INSTALL 6" 2-WAY SEWER CLEANOUT PER CMSD STD. S-107A BEHIND RIGHT OF WAY.
- INSTALL 6" PRESSURE STORM DRAIN SCHEDULE 40 PVC PIPE AND FITTINGS
- INSTALL 8" STORM DRAIN SDR-35 PVC PIPE AND FITTINGS
- INSTALL 12" STORM DRAIN SDR-35 PVC PIPE AND FITTINGS
- INSTALL 15" STORM DRAIN SDR-35 PVC PIPE AND FITTINGS
- INSTALL PRETREATMENT MANHOLE WITH GRATE. REQUIRED TO TREAT 0.18CFS AND PROVIDE AN OVERFLOW FOR FLOWS UP TO 4.71CFS.
- INSTALL OVERFLOW PUMP MANHOLE. SEE DETAIL 2/C-8.

LEGEND:

- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- DW — PROPOSED DOMESTIC WATER LINE
- FW — PROPOSED FIRE WATER LINE
- FW — UTILITY CLEAN OUT
- 12"x12" H20 RATED STORM DRAIN DROP INLET
- CONCRETE MANHOLE
- STORM DRAIN ATRIUM DRAIN (NDS)

BKF 4675 MACARTHUR CT. SUITE 400 NEWPORT BEACH, CA 92660 (949) 526-8460 www.bkf.com

COMPOSITE UTILITY PLAN

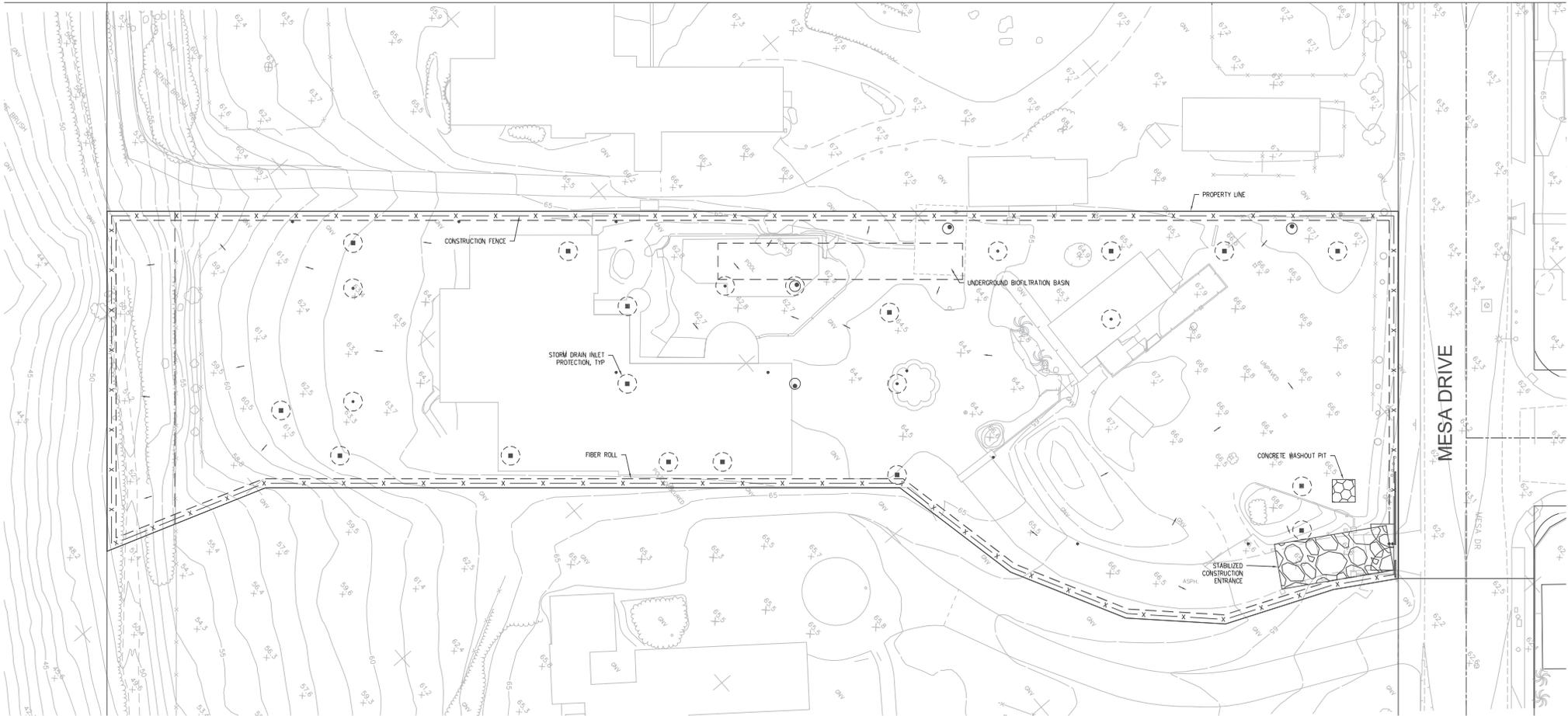
Scale: 1" = 20' Date: October 7, 2025

COMPOSITE UTILITY PLAN

kollin | altomare | architects

THE OAKS ESTATE
2412 MESA DRIVE, NEWPORT BEACH CA, 92660

C4



NOTES:

1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
2. LOCATION OF CONSTRUCTION FENCING SHOWN ON THIS PLAN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AND INSTALLING NEW CONSTRUCTION FENCING AS NECESSARY.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
4. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.

6. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
7. CONSTRUCTION AREAS SHOWN ARE CONCEPTUAL. ACTUAL PLACEMENT TO BE DETERMINED BY CONTRACTOR BASED ON CURRENT BEST MANAGEMENT PRACTICES. CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING PLAN.

LEGEND:

- FIBER ROLL (SE-5)
- X - X - CONSTRUCTION FENCE TO BE PLACED BY CONTRACTOR
- STORM DRAIN INLET PROTECTION (SE-10)
- ▨ STABILIZED CONSTRUCTION ENTRANCE (TC-1). LOCATION VARIES BY CONTRACTOR.
- ⊞ CONCRETE WASHOUT PIT (NS-8). LOCATION VARIES BY CONTRACTOR.



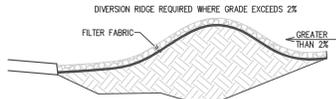
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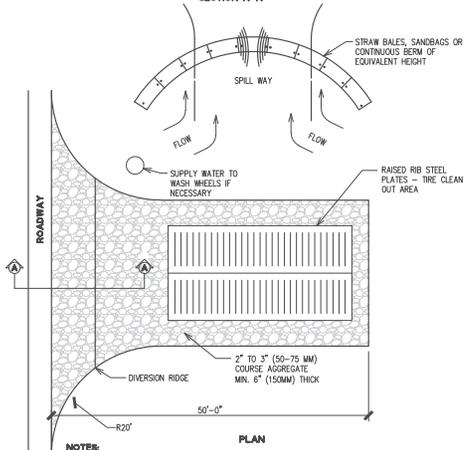
EROSION CONTROL PLAN

Scale: 0 10' 20' 40' Date: October 7, 2025

EROSION CONTROL PLAN

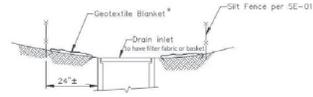


SECTION A-A

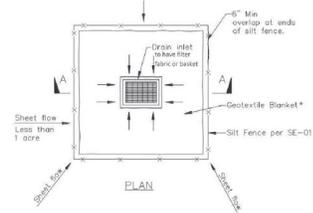


- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRED TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ONTO AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 STABILIZED CONSTRUCTION ENTRANCE
NTS



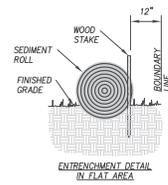
SECTION A-A



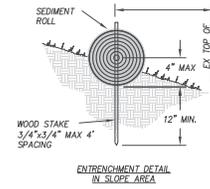
DI PROTECTION TYPE 1
NOT TO SCALE

- NOTES:**
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 2. Not applicable in paved areas.
 3. Not applicable with concentrated flows.

2 STORM DRAIN INLET PROTECTION
NTS



ENTRENCHMENT DETAIL IN FLAT AREA

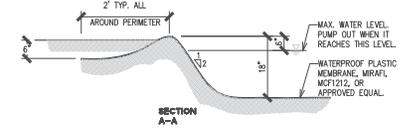
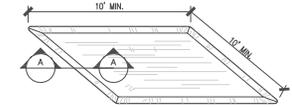


ENTRENCHMENT DETAIL IN SLOPE AREA

INSTALLATION PROCEDURE:

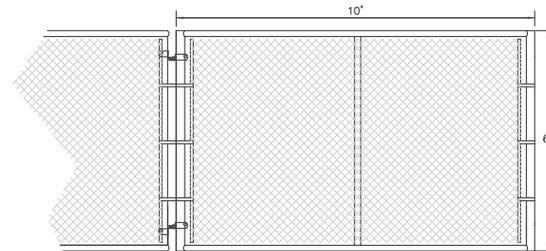
1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROX. 8" DIAMETER.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 2'-4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

3 FIBER ROLL DETAIL
NTS



SECTION A-A

4 WASHOUT PIT
NTS

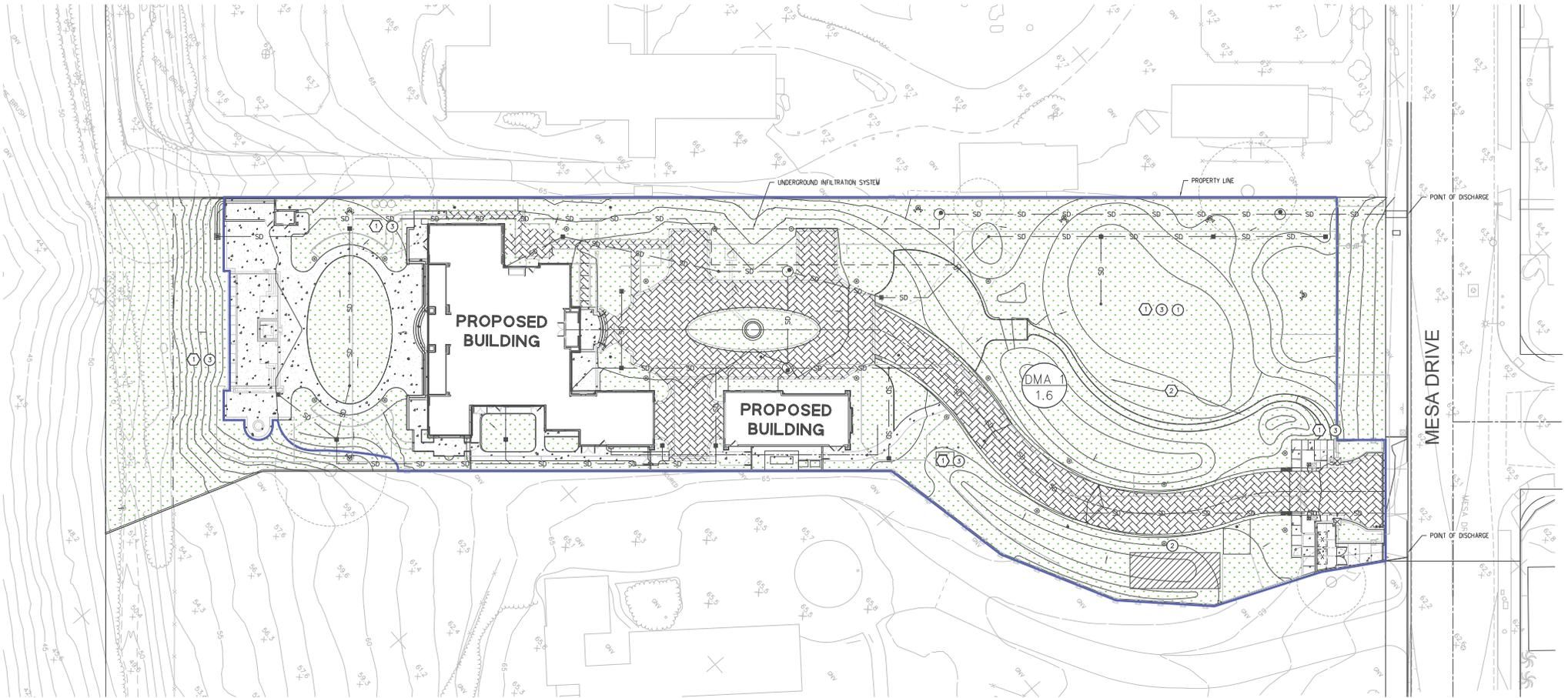


NOTE:

1. CONTRACTOR TO PROVIDE TEMPORARY CHAIN LINK CONSTRUCTION FENCE WITH DUST SCREEN MESH AND SAND BAGS FOR ANCHORING.
2. INSTALL "CONSTRUCTION SITE, NO TRESPASSING" SIGNS, ENSURING SIGNS ARE LEGIBLE FROM 5' AWAY.

5 CONSTRUCTION FENCE
NTS





NON-STRUCTURAL BMPs:

- ① N3 - COMMON AREA LANDSCAPE MANAGEMENT
- ② N11 - COMMON AREA LITTER CONTROL

STRUCTURAL BMPs:

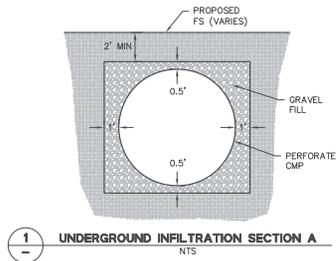
- ① S2 - DESIGN AND CONSTRUCT OUTDOOR MATERIAL STORAGE AREAS TO REDUCE POLLUTION INTRODUCTION
- ② S3 - DESIGN AND CONSTRUCT TRASH AND WASTE STORAGE AREAS TO REDUCE POLLUTION INTRODUCTION
- ③ S4 - USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN, WATER CONSERVATION, SMART CONTROLLERS, AND SOURCE CONTROL

LEGEND:

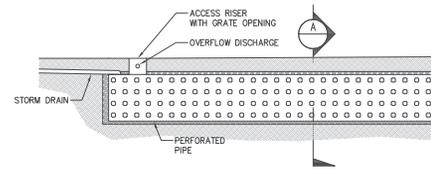
- CONCRETE PAVEMENT
- LANDSCAPING
- PERMEABLE AREA
- DRAINAGE BOUNDARY
- DRAINAGE FLOW DIRECTION
- DRAINAGE SUB-AREA LABEL
- DRAINAGE SUB-AREA SIZE (ACRES)

PROJECT INFORMATION:

PROJECT AREA = 80,129 SF
 LANDSCAPE AREA = 53,270 SF
 POOL AREA = 1,094 SF
 ROOF & PAVEMENT AREA = 25,765 SF



1 UNDERGROUND INFILTRATION SECTION A
NTS



2 UNDERGROUND INFILTRATION PROFILE
NTS



PRELIMINARY WQMP

Scale: 1" = 20'
 0 10' 20' 40'
 Date: October 7, 2025

WATER QUALITY MANAGEMENT PLAN



THE OAKS ESTATE
 2412 MESA DRIVE, NEWPORT BEACH, CA, 92660

C7

