



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

February 26, 2026
Agenda Item No. 3

SUBJECT: Hogan Residence (PA2025-0143)
▪ Coastal Development Permit
▪ Coastal Variance

SITE LOCATION: 1529 Dolphin Terrace

APPLICANT: Geoff Sumich

OWNER: Roger Hogan

PLANNER: Melinda Whelan, Assistant Planner
949-644-3221, mwhelan@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Single Unit Residential Detached (RS-D)
- **Zoning District:** Single-Unit Residential (R-1)
- **Coastal Land Use Plan Category:** Single Unit Residential Detached (RSD-A) (0.0 – 5.9 DU/AC)
- **Coastal Zoning District:** Single-Unit Residential (R-1), Bluff (B) Overlay District

PROJECT SUMMARY

A request for a coastal development permit to allow the demolition of the existing single-unit residence and the construction of a new, 9,337-square-foot, 14-foot-tall single-unit residence including a 644-square-foot, 3-car garage and 2,901-square-foot basement. The property is located within the Bluff (B) Overlay District of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC). The development includes a coastal variance to the Bluff (B) Overlay standards of Title 21 (Local Coastal Program Implementation Plan) to allow the principal structure to extend beyond Development Area A into Development Area B. The property is within the Categorical Exclusion Area (CEO) but does not qualify under the exclusion due to the proposed coastal variance. The proposed development includes additional appurtenances such as a pool, walls, fences, patios, hardscape, drainage devices and landscaping. With the exception of the variance to the Bluff (B) Overlay of Title 21, the project complies with all development standards.

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 PA2025-0143 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the R-1 Coastal Zoning District, which provides for single- and two-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 under the Categorical Exclusion Order (CEO) because the property is requesting the approval of a coastal variance. The coastal variance is to allow the principal structure to encroach into Development Area B of the Bluff Overlay, where Title 21 limits the principal structure to Development Area A. The project is not identified in the Bluff (B) Overlay of Title 20, therefore no deviations to Title 20 are requested.
- The property currently consists of one legal lot developed with a single-unit residence. The neighborhood is predominantly developed with two-story, single-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed single-unit dwelling and accessory structures conform to all applicable development standards in Title 20 of the Newport Beach Municipal Code (NBMC), including floor area limit, setbacks, height and off-street parking as evidenced in the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Dolphin Terrace)	5 feet	5 feet
Sides	4 feet	4 feet
Rear (Bayside Drive)	10 feet*	>10 feet*
Allowable Floor Area (max.)	18,982 square feet	9,337 square feet
Open Space (min.)	1,423.65 square feet	>1,423.65 square feet
Parking (min.)	3-car garage	3-car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	14-foot flat roof

* The Bluff (B) Overlay is more restrictive than the required setback.

Bluff Overlay and Coastal Variance

The property is located within the Bluff (B) Overlay of Title 21, which includes standards for development and additional restrictions on principal and accessory structures. The property is located within [Map B-2](#) - Irvine Terrace (Not Subject to Marine Erosion) - Dolphin Terrace. Table 2 below outlines the Bluff (B) Overlay regulations and the project’s consistency with the standards.

Table 2 – Bluff Overlay Regulations		
Development Standard	Standard	Proposed
Bluff (B) Overlay		
Area A (Principal and Accessory Structures allowed)	Between the front property line adjacent to Dolphin Terrace and 10 feet from the top of the existing bluff	Partially Complies. A portion of the principal structure encroaches from Area A to Area B. Principal structure located between front property line and predominant line of existing principal structure development on neighboring properties.
Area B (Accessory Structures allowed)	Between the 10 foot setback from the top of the existing bluff and a line established at elevation 13 feet below average top of curb adjacent to Dolphin Terrace (61.75 feet for subject property)	Partially Complies. Requested encroachment of principal structure from Area A into Area B consistent with stringline. See Coastal Variance discussion. Other improvements comply.
Area C (Limited Accessory Structures allowed)	The remainder of the lot extending down to the property line along Bayside Drive	Complies. No development proposed within Area C.
Exceptions for Dolphin Terrace	The basement of a principal structure in Area A is allowed to daylight into Area B. On-grade trails and stairways are allowed in Development Area C.	Complies.

Figure 1 below illustrates the proposed site plan with development areas identified and the proposed stringline for the principal structure that extends into Area B.

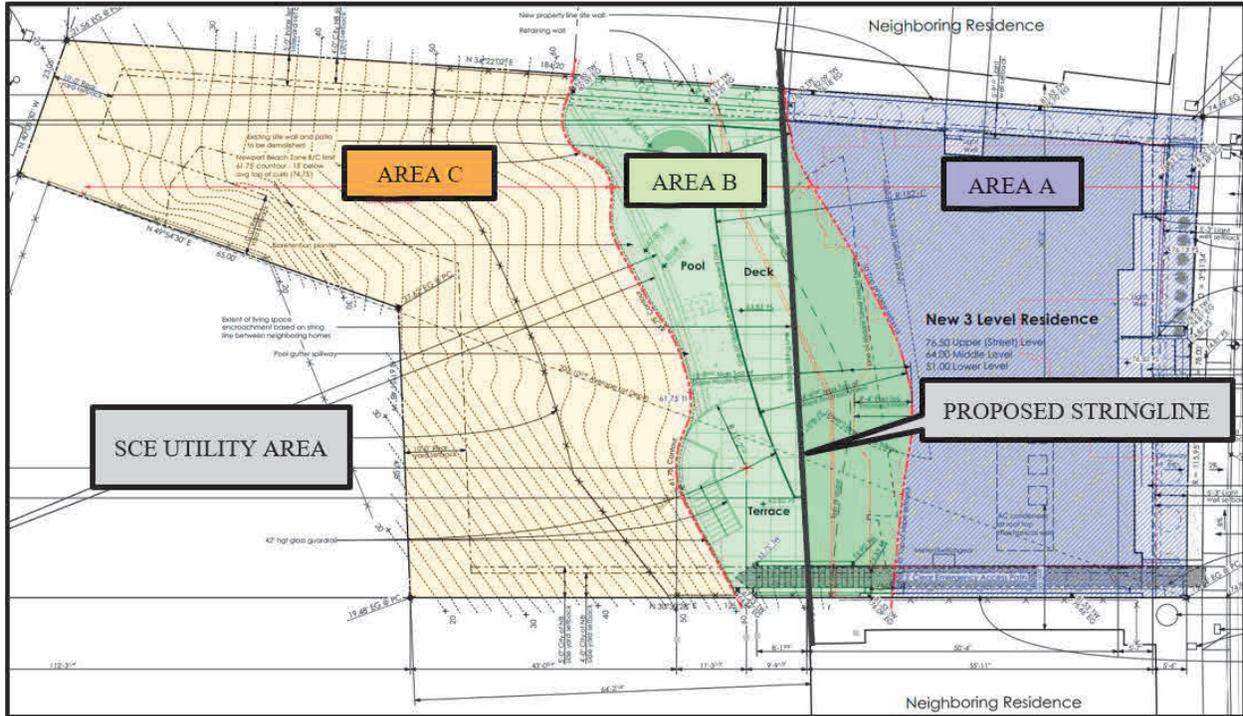


Figure 1: Project Site Plan with Development Areas

- The coastal variance request is to allow the proposed development of the principal structure to encroach past the limit of Development Area A, into Development Area B. As explained above, the Bluff Overlay Development Areas define Development Area A as the area between the front property line adjacent to Dolphin Terrace and a 10-foot setback from the top of the existing bluff. The existing top of bluff and top of bluff setback as required by strict application of Title 21 would require the new development have a smaller development footprint than the existing single-unit residence, which already extends into Area B.
- Redevelopment of the property pursuant to strict application of Development Area A would reduce the footprint of the existing principal structure by approximately 10 feet. Strict application of Development Area A would substantially reduce the buildable area of the property including the functionality of usable floor area on the street level floor that includes the required 3-car garage. Strict application of the code could cause the applicant to excavate further to provide another basement level to make up the floor area. This solution is not feasible from a financial or design perspective. The existing single-unit residence encroaches 9 feet 4 inches into Development Area B, therefore this portion of the bluff is already altered.
- The neighborhood is developed with one-story dwelling units with entry levels at the street level and lower levels below the street, with maximum heights of approximately 14 feet. An alternative was considered to increase the height of the building to address the floor plan limitation from the Bluff (B) Overlay. However, this alternative

was determined to be impractical as it would be inconsistent with the neighborhood pattern of development and would not comply with the homeowners' association restriction on maximum height.

- As indicated in the Local Coastal Program, the bluffs along Bayside Drive were at one time exposed to the Lower Newport Bay. However, these bluffs separated from the shoreline when abutting tidelands were filled and reclaimed in the 1920s and later developed into the communities of Promontory Bay, Beacon Bay, and Bayside. Later development of Irvine Terrace and Promontory Point cut and filled these bluffs. Thus, development in these areas is subject to limits established for bluffs not subject to marine erosion.
- A reasonable solution is to use the predominant line of development of the existing principal structures on either side of the subject property to establish a limit for the proposed principal structure. Local Coastal Program Policy 4.4.3-5 requires on bluffs not subject to marine erosion (Dolphin Terrace), all primary structures and accessory structures be setback from the bluff edge in accordance with the predominant line of existing development. This policy of using predominant line of development "stringlines" to limit development was in practice prior to the adoption of Title 21 in 2017. The proposed project would be consistent with the intent of this policy.
- The proposed single-unit dwelling would encroach a maximum of 18 feet 10 inches past the Development Area A into Development Area B, but in line with the predominant line of existing development.
- The proposed single-unit residence would comply with all other Bluff (B) Overlay Development Area standards. The proposed residence with the principal structure matching the predominant line of existing development has been designed to encroach into Development Area B. Development Area B allows for decks, patios, cantilevered decks from Area A; and specifically for the Dolphin Terrace bluffs, an exception allows the basement of the principal structure in Area A to daylight into Area B, resulting in significant grading in Area B. Additionally, the exception allows on-grade trails and stairways in Development Area C. The exemption and allowances for this segment of Irvine Terrace along Dolphin Terrace to allow development into the bluff face demonstrates that the bluff is a less significant coastal resource compared to other bluffs in the City. The subject bluff is adjacent to Bayside Drive and not adjacent to the beach or bay, nor is it subject to marine erosion.
- As previously stated, the exception for Dolphin Terrace allows basements in Area A to daylight into Area B. Therefore, the variance to allow the principal structure to encroach in Area B results in no greater disturbance to the slope than already permitted by Title 21.

- Although the principal structure would encroach into Development Area B, the remaining design of the project complies with Development Area B and Development Area C. Development Area C will remain as is with no development and maintaining approximately 83 feet of bluff and vegetation.
- At the bottom of the bluff slope there is an existing utility yard for Southern California Edison (SCE). The existing facility cuts 100 feet up into the bluff running parallel to the property line of the subject property, further demonstrating the extent of existing development within this section of the bluff.

Hazards

- The property's rear property line is adjacent to Bayside Drive and approximately 260 feet from the bay. The bluff is not subject to marine erosion. The project site is separated from the bay (the nearest body of water) by Bayside Drive, a row of residences and a yacht club. The proposed development including the slope stability and preliminary geotechnical report was reviewed and approved by the City's Civil Engineer. A final geotechnical review will be performed during building plan check. The finished floor elevation of the proposed single-unit residence is 76.50 feet (NAVD88), which complies with the minimum 9.00 feet (NAVD88) elevation standard.
- As conditioned pursuant to NBMC Section 21.30.030(C)(3)(i)(iv) (Natural Landform and Shoreline Protection), 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 the final building inspection.
- As conditioned, the property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c) (General Site Planning and Development Standards). The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.
- 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

- Under Municipal Code Section 21.35.050 (Water Quality and Hydrology Plan), due to the development containing more than 75% of impervious surface area, a preliminary Water Quality Management Plan (WQMP) is required. A preliminary WQMP has been prepared for the project by Toal Engineering, Inc. dated, June 25, 2025. The WQMP 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. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.
- 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 not located between the nearest public road and the sea. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-unit residence with a new single-unit residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.
- The project site is not located adjacent to a coastal view road, public access way or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is at Irvine Terrace Park over 1,000 feet away and is not visible from the site. The proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards (with the exception of the variance) and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
- The proposed Variance with principal structure encroachments into Development Area B will not impact views or access. There is no development proposed within Development Area C, leaving approximately 83 feet of bluff including vegetation. The project will replace an existing single-unit residence with a new single-family residence that complies with all applicable Local Coastal Program (LCP)

development standards (with the exception of the variance) 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.

- As stated, the exception for Dolphin Terrace allows basements in Development Area A to daylight into Development Area B, resulting in significant grading in Area B to accommodate the daylighting condition of the basement. Therefore, the proposed 14-foot-high principal structure within a portion of Area B would not create a substantial visual impact beyond what is currently permitted in Dolphin Terrace.
- The project site is located adjacent Bayside Drive. There is a vertical and lateral access point next to Bahia Corinthian Yacht Club approximately 300 feet south of the rear of the property across Bayside Drive. The project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) 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. The Class 3 exemption includes the construction of limited numbers of new, small structures, including one single-unit residence.

Class 3 exempts the demolition of up to three single-unit residences and construction of one single-unit dwelling. The proposed project consists of the demolition of one single-unit residence and the construction of a new, two-story, 9,337-square-foot, 14-foot-tall single-unit residence including a 644-square-foot, 3-car garage and a 2,901-square-foot basement 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 application was published in the Daily Pilot, mailed to all owners of property and residential occupants within 300 feet of the boundaries of the site (excluding intervening rights-of-ways 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:



Melinda Whelan
Assistant Planner

LAW//msw

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT AND COASTAL VARIANCE TO DEMOLISH AN EXISTING SINGLE-UNIT RESIDENCE AND CONSTRUCT A NEW TWO-STORY SINGLE-UNIT RESIDENCE AND ATTACHED THREE-CAR GARAGE WITH AN ENCROACHMENT INTO BLUFF (B) OVERLAY DEVELOPMENT AREA B LOCATED AT 1529 DOLPHIN TERRACE (PA2025-0143)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Geoff Sumich, concerning property located at 1529 Dolphin Terrace, and legally described as Lot 17 in Tract 2334, requesting approval of a coastal development permit.
2. The applicant proposes a coastal development permit to allow the demolition of the existing single-unit residence and the construction of a new, 9,337-square-foot, 14-foot-tall single-unit residence including a 644-square-foot, 3-car garage and a 2,901-square-foot basement. The development includes a coastal variance to The property is located within the Bluff (B) Overlay District of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC). The development includes a coastal variance to the Bluff (B) Overlay standards of Title 21 (Local Coastal Program Implementation Plan) to allow the principal structure to extend beyond Development Area A into Development Area B. The property is within the Categorical Exclusion Area (CEO) but does not qualify under the exclusion with the proposed coastal variance. The proposed development includes additional appurtenances such as a pool, walls, fences, patios, hardscape, drainage devices, and landscaping. With the exception of the variance to the Bluff (B) Overlay of Title 21, the project complies with all development standards.
3. The subject property is designated Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached (RSD-A) (0.0 – 5.9 DU/AC) and it is located within the Single-Unit Residential (R-1) Coastal Zone District and Bluff (B) Overlay District.
5. A public hearing was held on February 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 exempts the demolition and the construction of one single-unit residence. The proposed project consists of the demolition of one single-unit residence and the construction of a new two-story, 9,337-square-foot, 14-foot-tall single-unit residence including a 644-square-foot, 3-car garage and a 2,901-square-foot basement.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

By Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the Newport Beach Municipal Code, the following findings, and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 18,982 square feet and the proposed floor area is 9,337 square feet.
 - b. The proposed development provides the minimum required setbacks, which are 5 feet along the front property line abutting Dolphin Terrace, 4 feet along each side property line, and 10 feet along the rear property line abutting Bayside Drive. The project includes a coastal variance to allow principal structure encroachments into the Bluff Overlay Development Area B.
 - c. The proposed height is approximately 14 feet and is less than 24 feet from the established grade, which complies with the maximum height requirements.

- d. The project includes garage parking for a total of three vehicles, complying with the minimum three-car garage parking requirement for single-family residences with more than 4,000 square feet of habitable floor area.
2. The neighborhood is predominantly developed with two-story, single-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. The development is located on an inland property in a developed area approximately 260 feet from the bay. The project site is separated from the bay (the nearest body of water) by Bayside Drive, a row of residences, and a yacht club. The proposed development including the slope stability and preliminary geotechnical report was reviewed and approved by the City's Civil Engineer. A final geotechnical review will be performed during building plan check.
4. The finished floor elevation of the proposed single-unit residence is 76.50 feet (NAVD88), which complies with the minimum 9.00 feet (NAVD88) elevation standard.
5. 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). This requirement is included as a condition of approval that will need to be satisfied before the final building permit inspection, respectively.
6. The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c). This requirement is included as a condition of approval that will need to be satisfied before the issuance of building permits, respectively.
7. 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.
8. The property is located within 300 feet of coastal waters. 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. 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.

9. Under Municipal Code Section 21.35.050, 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 Toal Engineering, Inc. dated, June 25, 2025. 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.
10. Proposed landscaping complies with Implementation Plan Section 21.30.075. 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.
11. The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is at Irvine Terrace Park over 1,000 feet away and is not visible from the site. The proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards (with the exception of the variance) and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.

Finding:

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

Fact in Support of Finding:

1. The project site is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing single-unit residence located on a standard R-1 lot with a new single-unit residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. The project site is located adjacent Bayside Drive. There is a vertical and lateral access point next to Bahia Corinthian Yacht Club approximately 300 feet south of the rear of the property across Bayside Drive. The project does not include any features that would obstruct access along these routes.

By Section 21.52.090 (Relief from Implementation Plan Development Standards) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

C. The Zoning Administrator has considered the following:

- i. Whether or not the development is consistent with the certified Local Coastal Program to the maximum extent feasible; and*
- ii. Whether or not there are feasible alternatives that would provide greater consistency with the certified Local Coastal Program and/or that are more protective of coastal resources.*

Facts in Support of Finding:

1. The proposed development is consistent with the certified Local Coastal Program to the extent feasible as it would not extend further than the adjacent principal or accessory structure development adjacent to the bluff, consistent with Coastal Land Use Plan Policy 4.4.3-5. The project design would also comply with Development Areas B and C of the Bluff (B) Overlay and all other relevant development standards of Title 21.
2. Redevelopment of the property pursuant to strict application of Development Area A would reduce the footprint of the existing principal structure by approximately 10 feet. Strict application of Development Area A would substantially reduce the buildable area of the property including the functionality of usable floor area on the street level floor that includes the required three-car garage. Strict application of the code could cause the applicant to excavate further to provide another basement level to make up the floor area. This solution is not feasible from a financial or design perspective.
3. The project does not include any improvements within Development Area C, leaving approximately 83 feet of bluff and vegetation undisturbed. Restricting construction of the principal structure to Development Area A would not result in greater protection of coastal resources because the bluff is already disturbed in Development Area B. Additionally, Development Area B allows significant grading to provide a daylighting basement that is permitted in Development Area A. Furthermore, the majority of the properties along the Dolphin Terrace bluff have developed more of the bluff than the existing development on the subject property.
4. The neighborhood is developed with one-story dwelling units with entry levels at the street level and lower levels below the street, with maximum heights of approximately 14 feet. An alternative was considered to increase the height of the building to address the floor plan limitation from the Bluff (B) Overlay. However, this alternative was determined to be impractical as it would be inconsistent with the neighborhood pattern of development and would not comply with the homeowners' association restriction on maximum height.

Finding:

D. The granting of the variance is necessary due to special circumstances applicable to the property, including location, shape, size, surroundings, topography, and/or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same coastal zoning district.

Facts in Support of Finding:

1. Facts 1-4 in Support of Finding C are hereby incorporated by reference.
2. The bluffs along Bayside Drive were at one time exposed to the Lower Newport Bay. However, these bluffs separated from the shoreline when abutting tidelands were filled and reclaimed in the 1920s and later developed into the communities of Promontory Bay, Beacon Bay and Bayside. Later development of Irvine Terrace and Promontory Point cut and filled these bluffs. Development in these areas is subject to limits established for bluffs not subject to marine erosion. Coastal Land Use Plan (CLUP) Policy 4.4.3-5 requires on bluffs not subject to marine erosion (e.g. Dolphin Terrace), that all primary structures and major accessory structures be setback from the bluff edge in accordance with the predominant line of existing development. This policy of using predominant line of development “stringlines” to limit development was in practice prior to the adoption of Title 21 in 2017.
3. The proposed coastal variance to allow development of the principal structure within Area B would be consistent with Policy 4.4.3-5 and the existing pattern of development in Dolphin Terrace and on the subject property. The existing principal structure encroaches 9 feet 4 inches into Development Area B, therefore, strict application of Development Area A would substantially reduce the buildable footprint of the property as it exists today.
4. The proposed principal structure would encroach approximately 18 feet, 10 inches into Development Area B. Consistent with CLUP Policy 4.4.3-5, the principal structure would be developed in compliance with the predominant line of development. The existing development on both neighbors’ properties includes principal structures and accessory structures that are further into the bluff than the existing development on the subject property. In fact, the majority of developments on Dolphin Terrace are developed further into the bluff than the subject property. Therefore, using the predominant line of development to limit the buildable area on the property is a more accurate reflection of the existing bluff’s top of slope.
5. The variance would allow the property owner to redevelop their site consistent with the existing development on the property and surrounding property owners in the vicinity within same coastal zoning district.
6. The bluff within Development Area B has already been altered by the existing principal and accessory structures on the site.

7. Further demonstrating that the existing bluff has been altered, at the bottom of the bluff slope there is an existing utility yard for Southern California Edison (SCE). The existing facility cuts 100 feet up into the bluff running parallel to the property line of the subject property. In contrast, the proposed project would retain approximately 83 feet of bluff and vegetation on the slope.

Finding:

- E. The variance complies with the findings required to approve a coastal development permit in Section 21.52.015(F).*

Facts in Support of Finding:

1. Facts in support of Findings A and B are hereby incorporated by reference.

Finding:

- F. The variance will not result in development that blocks or significantly impedes public access to and along the sea or shoreline and to coastal parks, trails, or coastal bluffs.*

Facts in Support of Finding:

1. The property's rear property line is adjacent to the SCE utility yard and Bayside Drive. The rear property line is approximately 260 feet from the bay. The bluff is not subject to marine erosion and there is no access to the property or bluff currently. The project site is separated from the bay (the nearest body of water) by Bayside Drive, a row of residences, and a yacht club. The property does not currently provide public access along the bluff or public access along the sides of the property down to Bayside Drive. Therefore, the project, including the coastal variance would not impact access to/along the shoreline or coastal parks, trails or bluffs.

Finding:

- G. The variance will not result in development that blocks or significantly impairs public views to and along the sea or shoreline or to coastal bluffs and other scenic coastal areas.*

Facts in Support of Finding:

1. Facts in support of Findings A and B are hereby incorporated by reference
2. The proposed variance to allow the principal structure to encroach into Development Area B will not impact identified views or access. There is no development proposed within Development Area C, leaving approximately 83 feet of bluff including vegetation. The project will replace an existing single-unit residence with a new single-unit residence that complies with all applicable Local Coastal Program (LCP) development standards (other than the variance) and maintains a building envelope consistent with the existing neighborhood pattern of development.

3. The existing exception for Dolphin Terrace allows basements in Development Area A to daylight into Development Area B, resulting in significant grading in Area B to accommodate the daylighting condition of the basement. Therefore, the proposed 14-foot-high principal structure within a portion of Area B would not create a substantial visual impact beyond what is currently permitted in Dolphin Terrace.

Finding:

- H. The variance will not result in development that has an adverse effect, either individually or cumulatively, on coastal resources, including wetlands, sensitive habitat, vegetation, or wildlife species.*

Facts in Support of Finding:

1. The property's rear property line is adjacent Bayside Drive approximately 260 feet from the bay. The bluff is not subject to marine erosion. The project site is separated from the bay (the nearest body of water) by Bayside Drive, a row of residences, and a yacht club.
2. The project is conditioned so that construction shall comply with the Migratory Bird Treaty Act to protect any native birds. The property is not adjacent to any environmental study areas or environmentally sensitive habitat areas (ESHA), and no impacts to sensitive habitat or other environmental resources is anticipated.
3. As previously stated, the exception for Dolphin Terrace allows basements to daylight into Area B. Therefore, the variance to allow the principal structure to encroach in Area B results in no greater disturbance to the slope than already permitted by Title 21.

Finding:

- I. The granting of the variance will not be contrary to, or in conflict with, the purpose of this Implementation Plan, nor to the applicable policies of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The encroachment into Development Area B will align with the predominant line of existing development for principal structures on both adjacent neighbors' properties, consistent with the intent of the LCP.
2. The proposed single-unit residence would comply with all other Bluff (B) Overlay Development Area standards. This area of Irvine Terrace, along Dolphin Terrace is identified as a bluff that is not subject to marine erosion. The proposed residence with the principal structure matching the predominant line of existing development has been designed to encroach into Development Area B. Development Area B allows for decks, patios, cantilevered decks from Area A; and specifically for the Dolphin Terrace bluffs, an exception allows the basement of the principal structure in Area A to daylight into Area B, and on-grade trails and stairways are allowed in Development Area C. The exemption and allowances for this segment of Irvine Terrace along Dolphin Terrace to allow development into the bluff face demonstrates that the bluff is a less significant coastal resource

compared to other bluffs in the City. The subject bluff is adjacent to Bayside Drive and not adjacent to the beach or bay, nor is it subject to marine erosion.

3. Although the principal structure would encroach into Development Area B, the remaining design of the project complies with Development Area B and Development Area C. Development Area C will remain as is with no development and maintaining approximately 83 feet of bluff and vegetation.

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 5303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit filed as PA2025-0143 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 26TH DAY OF FEBRUARY, 2026.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *Before the final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.*
3. *Before 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. 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.
5. 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.
6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
 11. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
 12. 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.
 13. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
 14. *Before the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
 15. *Before the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*

16. *Before issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
17. *Before the issuance of a building permit, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
18. *Before issuance of building permits, the final WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved CPPP and WQMP and any changes could require separate review and approval by the Building Division.*
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 of the Newport Beach Municipal Code, 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. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
21. *Before the issuance of the building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
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 Coastal Development Permit filed as PA2025-00143 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 Newport Beach Municipal Code, 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 City's approval of Hogan Residence including but not limited to, Coastal

Development Permit filed as PA2025-0143. 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.

Building Division

25. The finish floor elevation shall comply with 2022 California Building Code, Section 1808.7.4 and NBMC 15.10.060.
26. Pursuant to Building Code Section R310, bedrooms shall comply with emergency escape and rescue opening with an operable window and access to light well.

Public Works Department

27. No encroachments shall be permitted within the public right-of-way, including, but not limited to walls, stairs and planter caissons temporary shoring.
28. New curb, gutter, and sidewalk shall be installed along the entire Dolphin Terrace frontage.
29. The new driveway shall be designed and installed per City Standard 163.
30. A new sewer clean out shall be installed on the existing sewer lateral per City Standard 406. The new sewer clean out shall be located in the public right of way.

Fire Department

31. A residential fire sprinkler system complying with 2022 NFPA13D shall be required.
32. At least one unobstructed walk path from the front to the rear of the property at a minimum of 36 inches wide shall be required for emergency access.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2025-0143

1529 Dolphin Terrace

Attachment No. ZA 3

Project Plans

New Residence

1529 Dolphin Terrace, Corona Del Mar

OBTAIN FIRE SPRINKLER PERMIT PRIOR TO ROOF SHEATHING INSPECTION

- IN THE CASE OF EMERGENCY, CALL _____ AT WORK PHONE # _____ OR HOME PHONE # _____
- SEDEMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
- APPROPRIATE BMP'S FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
- ALL CONSTRUCTION CONTRACTOR AND SUB CONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION ZONING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR HAZARD, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPERABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO, SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GUES, UNITS, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ACIDIC WASTES, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADWATER OR BATTERY FLUIDS; FERTILIZERS; VEHICLE EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DEBRIS OR ROADABLE WASTES; WASTES FROM ANY ENGINE EQUIPMENT STEAM CLEANING OR CHEMICAL DREGREASING AND SUPER CHLORINATED PORTABLE WATER LINE FLUSHING; DURING CONSTRUCTION, FERTILIZERS SHALL BE STORED IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DRAINAGE FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRAFFIC INTO AREAS WHERE IMPROVED WATER CREATS A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT EQUIPMENT OR CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHEDS IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL RUNOFF FROM EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDEMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMP'S FOR CONSTRUCTION RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTY BY WIND OR RUNOFF.

PROJECT NOTES

- California Title 24 requirements have been taken into consideration. Refer to title 24 energy analysis calculations for more information.
- Underground utilities to the nearest utility pole or other service connection.
- The following items require a separate review and permit as they apply to this project:
 - site walls, planters, fences/gates, hedges, hardscape, and other free standing structures.
 - a/c condensers, and mechanical equipment.
 - grading and retaining walls.
 - work w/ public right of way
 - pools, spas and fountains.
 - Solar PV system.
- Prior to any excavations contact Dig Alert (dial #811) www.digalert.org to verify exact conditions.
- The project shall comply with all NPDES, SDMP, and BMP requirements.
- A Cal-CESR permit is required for excavations deeper than 5 ft, and for phasing and underpinning.
- The construction documents are prepared based on certain height limits, setbacks, area calculations and other design criteria unique to this project. No changes shall be made to the project without consulting the Architect and obtaining approvals by the governing agencies prior to construction. The owner shall be responsible for all necessary permits.
- All new perimeter foundation locations, finish floor and finish roof heights shall be set and certified by the land surveyor of record. The general contractor shall be responsible for any new construction that is not built in accordance with city approved design drawings and construction documents.
- Provide shop drawings for the Architect's review for the following items:
 - Structural steel.
 - Cabinetry, decorative wood work, finish trims, tile layouts.
 - Decorative metal work.
- The general contractor shall provide all sections of the work, resolve any questions he/she may have with the Architect regarding the meaning and intent of the construction documents and apporion the work among the various trades on the site during or prior to construction.
 - The general contractor shall rigidly enforce a progressive clean-up program. The site and building shall be kept clean and free of any hazardous encumbrances at all times during work. All debris shall be removed from the job site weekly. Take care in protecting work, adjacent structures and areas not being demolished. The general contractor shall repair or replace damaged items at no cost to the client.
 - DO NOT SCALE THESE DIMENSIONS: Written dimensions and elevation heights shall be field verified prior to construction. Any and all discrepancies, errors, or omissions shall be brought to the attention of the Architect prior to the commencement of any work.
 - Floor and roof heights are maximums and are to finish materials, unless otherwise noted. The general contractor shall coordinate w/ the land surveyor of record to establish building setbacks, rough conc, slab heights, rough framing heights at wood framed Roofs and Rafters. Floor plan dimensions are to rough framing.
 - All products, systems, and equipment shall be installed per manufacturer's specifications and instructions. Manufacturer's product installation instructions shall be available on the job site at the time of inspection and provided to the owner at completion of construction.
- NFPA 13D FIRE SPRINKLES ARE REQUIRED for this project**
- Submit California ESD form and approval is required prior to permit final.
- The Civil engineer of record shall certify project completion that the site drainage is in substantial compliance with the approved drainage plan.
- The maximum time to complete construction on a project is limited to three years from the date of the permit or of permits issued after August 21, 2019 as required by NEMC 15.02.095.

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BUILDING AND SITE DATA

PROJECT SUMMARY TABLES					
Zone	B-1 Overlay B	Lot Slope	27.81%	Stories	3 (2 Basement)
HAZARDOUS					
Very High Fire Hazard Severity Zone (VHFHSZ)	No	Special Flood Hazard Area (SFHA)	No	No (Zone X)	
Landmark Zone	Yes	Landmark Zone	No		
ZONING STANDARDS					
DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED	R	IF
Use Area	RS(1) (R)	RS(1) (R)	RS(1) (R)	1	1
Business Area	—	RB(2) (R)	RB(2) (R)	1	1
Auto Lot Width	60.00 ft	60.00 ft	60.00 ft	1	1
Auto Lot Depth	—	200.00 ft	200.00 ft	1	1
Lot Coverage	—	30.00%	30.00%	1	1
Lot Coverage	—	30.00%	30.00%	1	1
SETBACKS					
Min. Height Above Establish. Grade	20.00 ft	15.00 ft	—	1	1
Min. Front Setback	24.00 ft	—	12.00 ft	—	1
Min. Side Setback	14.00 ft	15.00 ft	13.00 ft	1	1
SETBACKS					
Front Yard	0.00 ft	0.00 ft	0.00 ft	1	1
Rear Yard	0.00 ft	74.25 ft	74.25 ft	1	1
Side of Street	0.00 ft	0.00 ft	0.00 ft	1	1
Side Yard - City of NB	4.00 ft	4.00 ft	5.54 ft	3	1
Side Yard - Min. Area Req.	5.00 ft	5.00 ft	5.00 ft	1	1
Fronting	0.00 ft	0.00 ft	0.00 ft	—	1
BUILDING AREA DATA					
STORY	HABITABLE	BASEMENT	DECKS	STORY HEIGHT	
Upper Level	2764 sq ft	145 sq ft	422 sq ft	8.00 ft	
Middle Level	2804 sq ft	0.00 ft	144 sq ft	8.00 ft	
Lower Level	2901 sq ft	0.00 ft	0.00 ft	8.00 ft	
Total	8469 sq ft	145 sq ft	566 sq ft		
NOTES					
1. See the SD parcel information.					

PROJECT DATA

PROJECT ADDRESS:	1529 Dolphin Terrace Corona Del Mar, CA 92651
LEGAL DESCRIPTION:	Lot 17 Tract 2334
ASSESSOR'S PARCEL NUMBER:	050-281-0334
OCCUPANCY (R-3U):	CONSTRUCTION: Type 1/8 Singlembrd
CODES:	Calif. Administrative Code 2022 / Calif. Building Code 2022 / Calif. Residential Code 2022 / Calif. Electrical Code 2022 / Calif. Mechanical Code 2022 / Calif. Plumbing Code 2022 / Calif. Energy Code 2022 / Calif. Fire Code 2022 / Calif. Green Code 2022 / Calif. Referenced Standards Code 2022 / Newport Beach Municipal Code / Irvine Tension Community Association

PROJECT DESCRIPTION:
 Demolish existing single family residences and build new 3 level single family residence, with attached 3 car garage. The house requires a variance to encroach into Development Area 8 up to the string line established by existing adjacent buildings, reflecting the pattern of development. The house has a fully covered deck in Development Area 8. Site improvements in Development Area 8 include a pool, swimming pool, and waterfalls features, reflecting pond, light wells, elevated decks, terrace and stair on grade, covered walkways, terraces, site walls and retaining walls. In Development Area 8, site improvements are a pool enclosure fence and drainage control devices. Additional site improvements include light wells, egress eodars, elevated decks, a driveway and entry bridge.

VICINITY MAP



SUBMITTALS

DEFERRED SUBMITTALS
 All deferred submittals to be reviewed by Project Architect and/or Engineer of Record and certified prior to submittal for plan check or approval by the city.

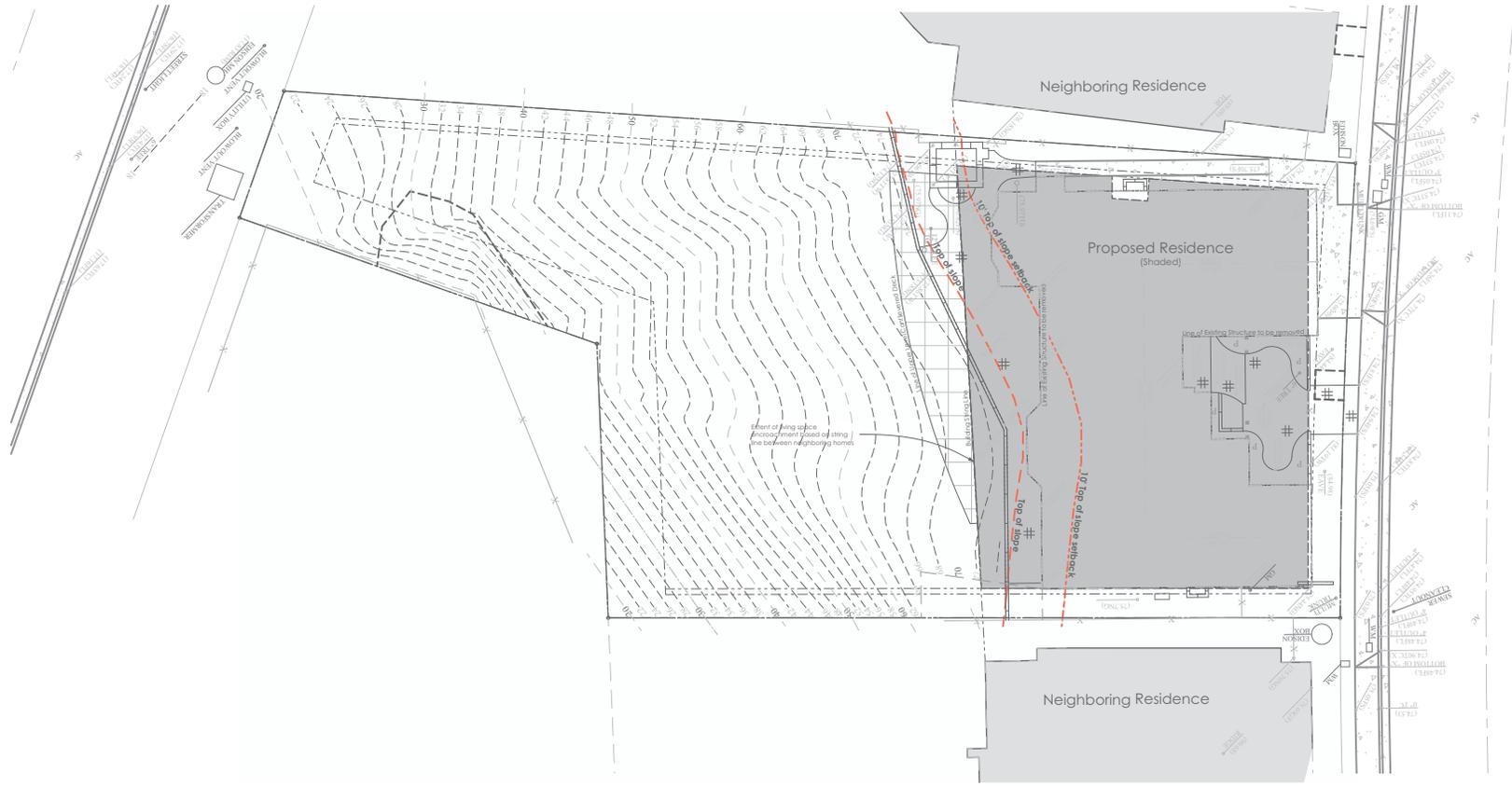
- 2022 NFPA 13D compliant residential fire sprinkler system
- Residential Elevator package

CONTACTS

OWNER:	Roger Hogan 4527 Palmart Rd. Corona Del Mar, CA 714-422-7565
DESIGNER:	Geoff Smumich Design / Geoff Smumich 3151 Camino Capistrano, Suite A, San Juan Capistrano, CA 92675 949-496-8991
ARCHITECT:	Scott Rosenbaum 3151 Camino Capistrano, Suite A, San Juan Capistrano, CA 92675 949-260-0414
CIVIL ENGINEER:	Toad Engineering Inc. / Caleb Ross 139 Avenida Navarro, San Clemente, CA 92672 949-492-8886
LANDSCAPE ARCHITECT:	Environmental Designs / Craig De Puyler 1278 Glenhurst St. Laguna Beach, CA 92651 800-811-3010
SOILS ENGINEER:	Stoney Miller - Geofirm / Jessie Beardsfield 33 Quincey, Suite 300, Aliso Viejo, CA 92656 949-380-4666
STRUCTURAL ENGINEER:	Coastline Engineering, Inc. / Brent Kozzoma 191 Calle Magalanes, Encinitas, CA 92024 858-414-1617
MEP ENGINEER:	Gregory Design / Cathi Gregory 4 Streetview, Trabuco Canyon, CA 92679 949-888-9511
INTERIOR DESIGNER:	
GENERAL CONTRACTOR:	

SUBMITTALS AND REVISIONS

- City of NB - CDP / Variance 1st submittal PA2025-01-43 - 2025-06-26
- Irvine Tension Community Association - 1st submittal - 2025-06-26
- Irvine Tension Community Association - 2nd submittal - 2025-10-02
- City of NB - CDP / Variance 2nd submittal PA2025-01-43 - 2025-10-02
- City of NB - CDP / Variance 3rd submittal PA2025-01-43 - 2025-11-05 updated: 2025-11-20
- Irvine Tension Community Association - 3rd submittal - 2025-11-10



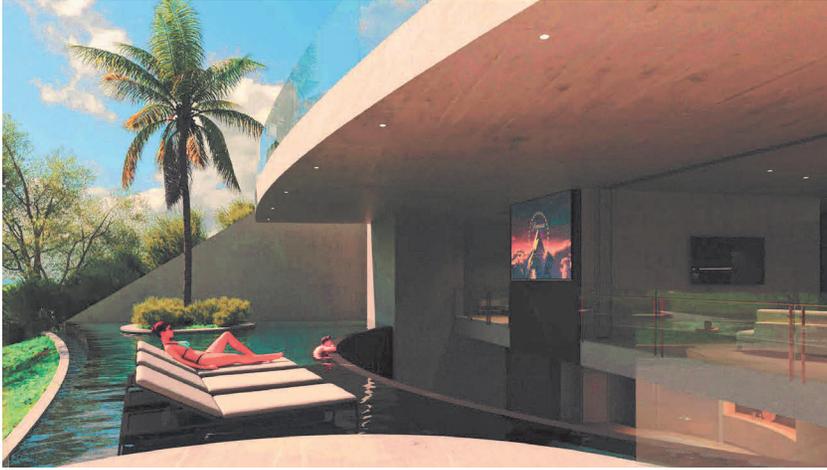
A SITE PLAN SETBACK EXHIBIT A 1/8" = 1'-0"



C SETBACK EXHIBIT C



B SETBACK EXHIBIT B



VIEW ACROSS POOL



FRONT RENDERING

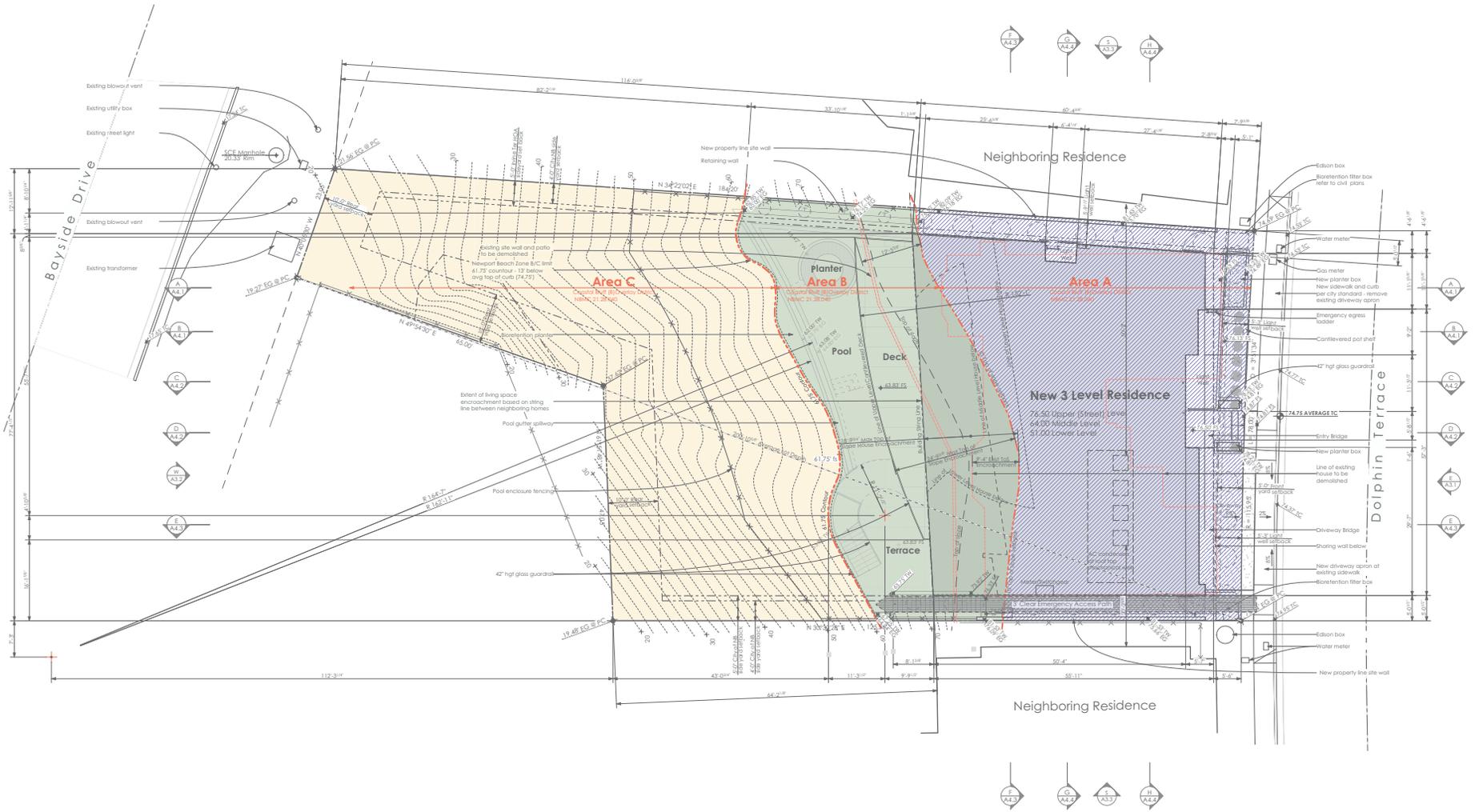


VIEW OF LOWER LEVEL STAIR



VIEW OF POOL

Site Plan - New Residence, 1529 Dolphin Terrace, Corona Del Mar, CA. 2025/11/20. 1/8" = 1'-0".



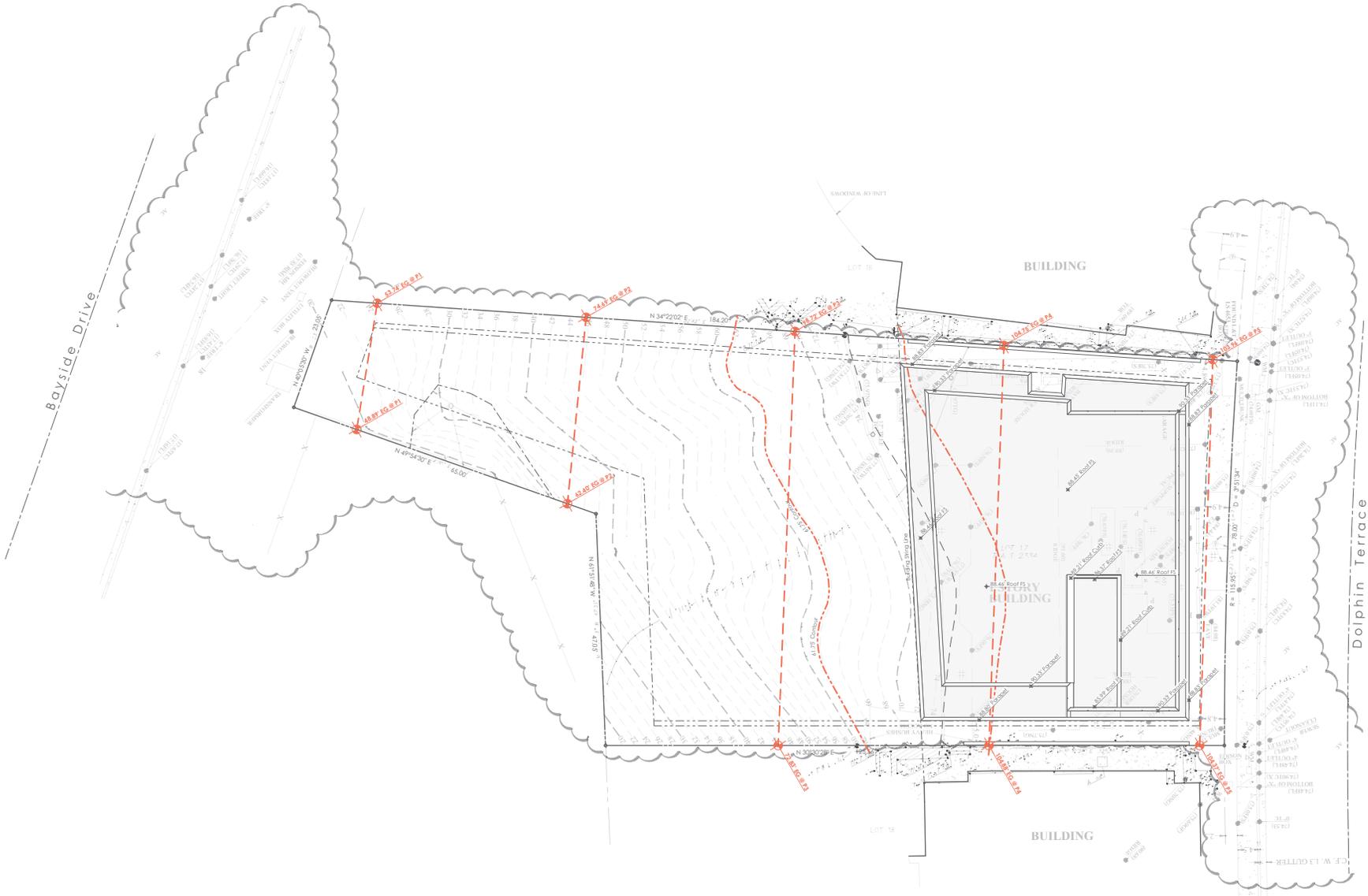
Lot Slope
 (75.14' Upper lot elevation - 19.27' Lower lot elevation) / 200.89' Lot depth = 27.81% Lot slope

SP

SITE PLAN

1/8" = 1'-0"

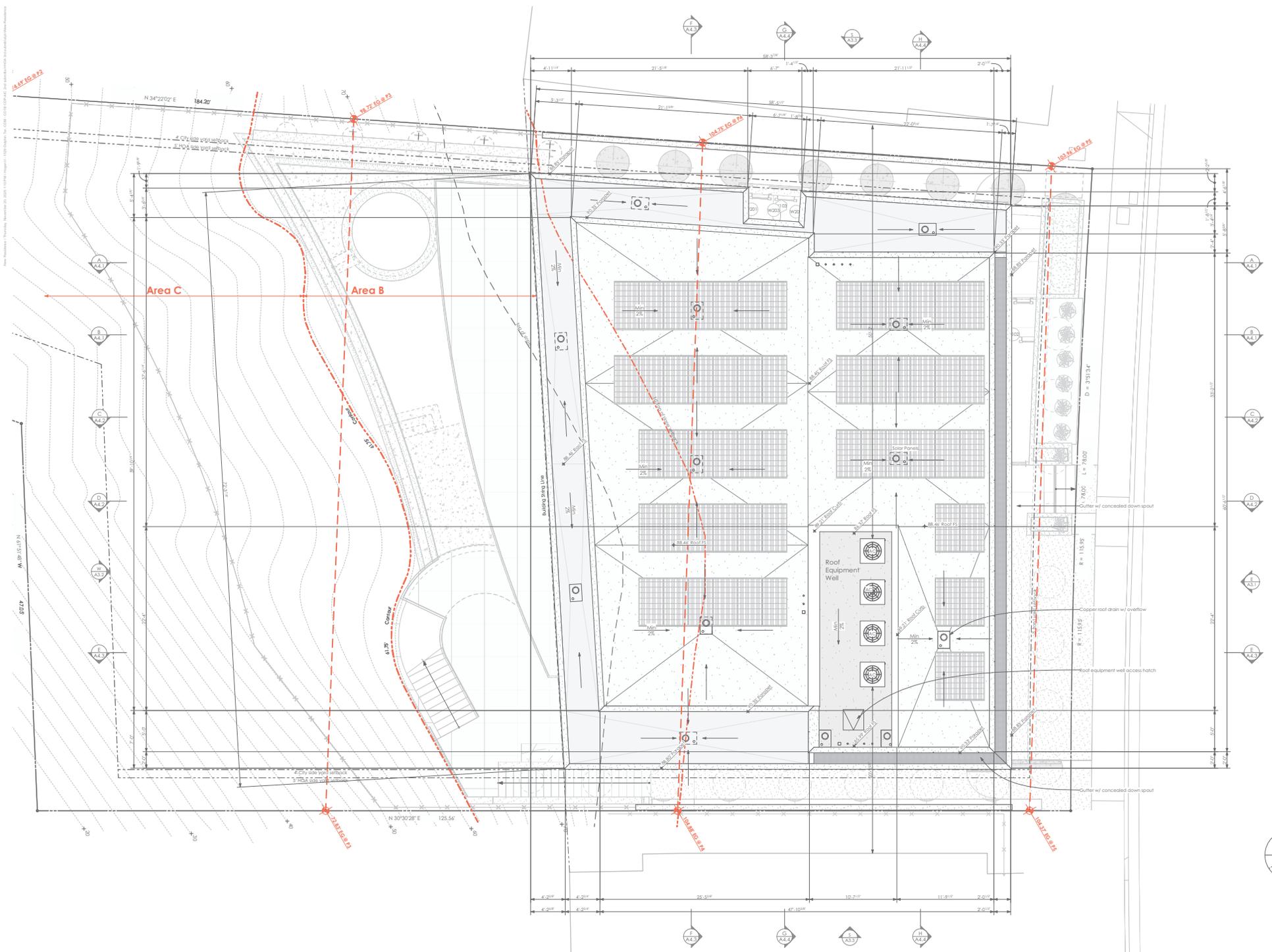




Existing Survey updated by Toal Engineering dated 11-06-24 shown below

R HEIGHT LIMIT DIAGRAM 1/8" = 1'-0"





R ROOF PLAN 1/4" = 1'-0"



Dolphin Terrace

ROOF PLAN - NEW RESIDENCE
1529 DOLPHIN TERRACE, CORONA DEL MAR CA

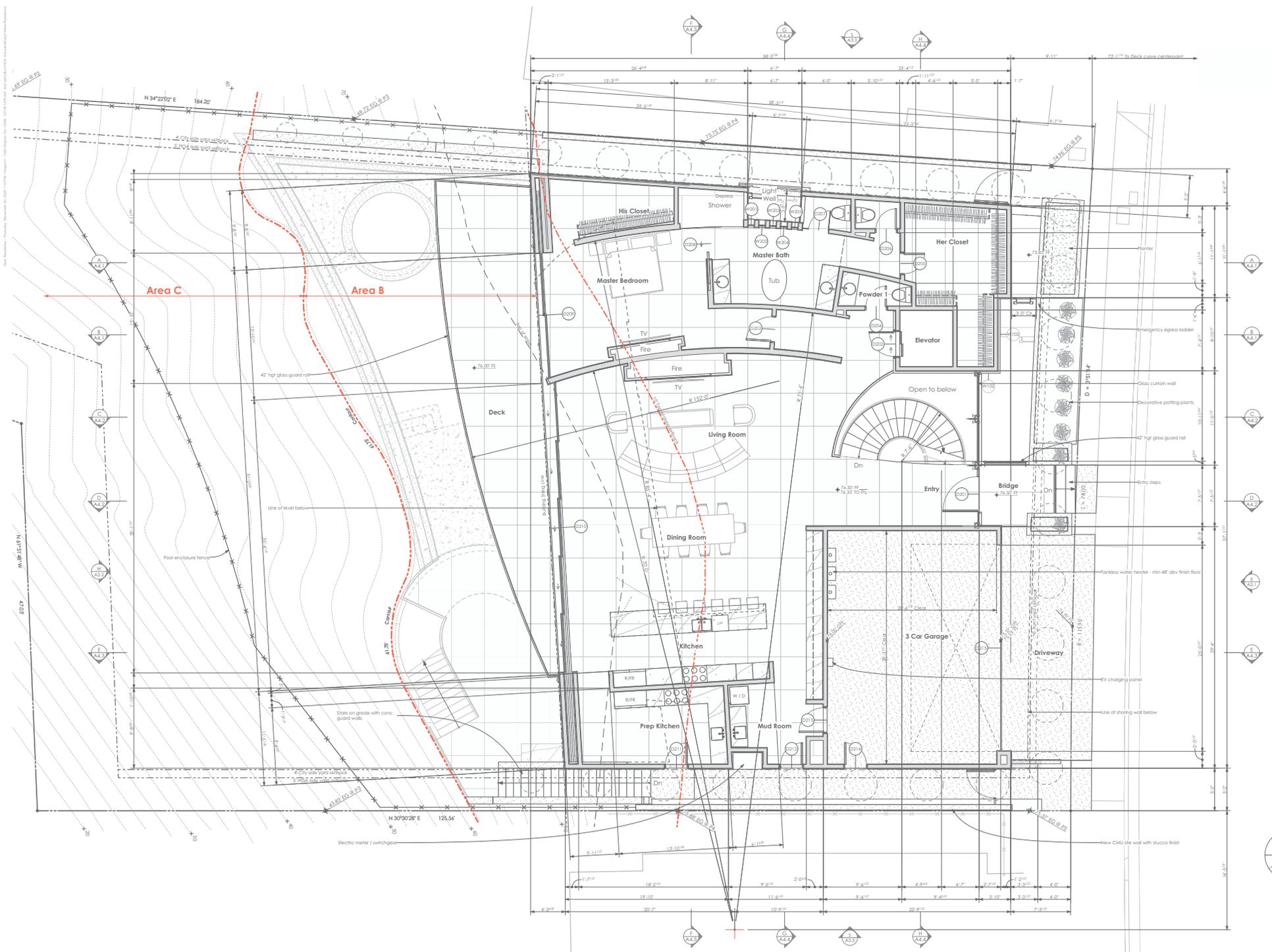
A2.1

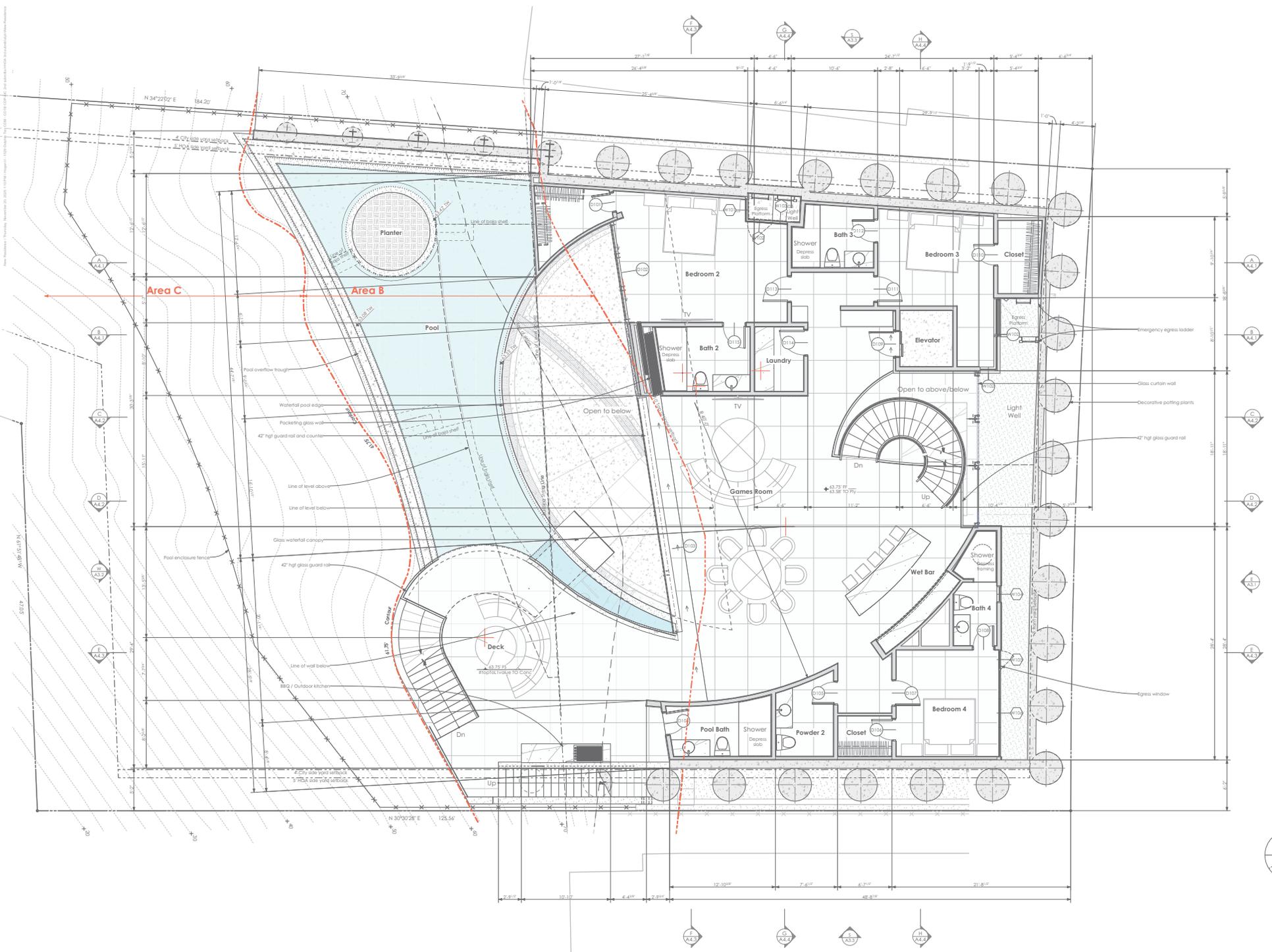
2025/11/20

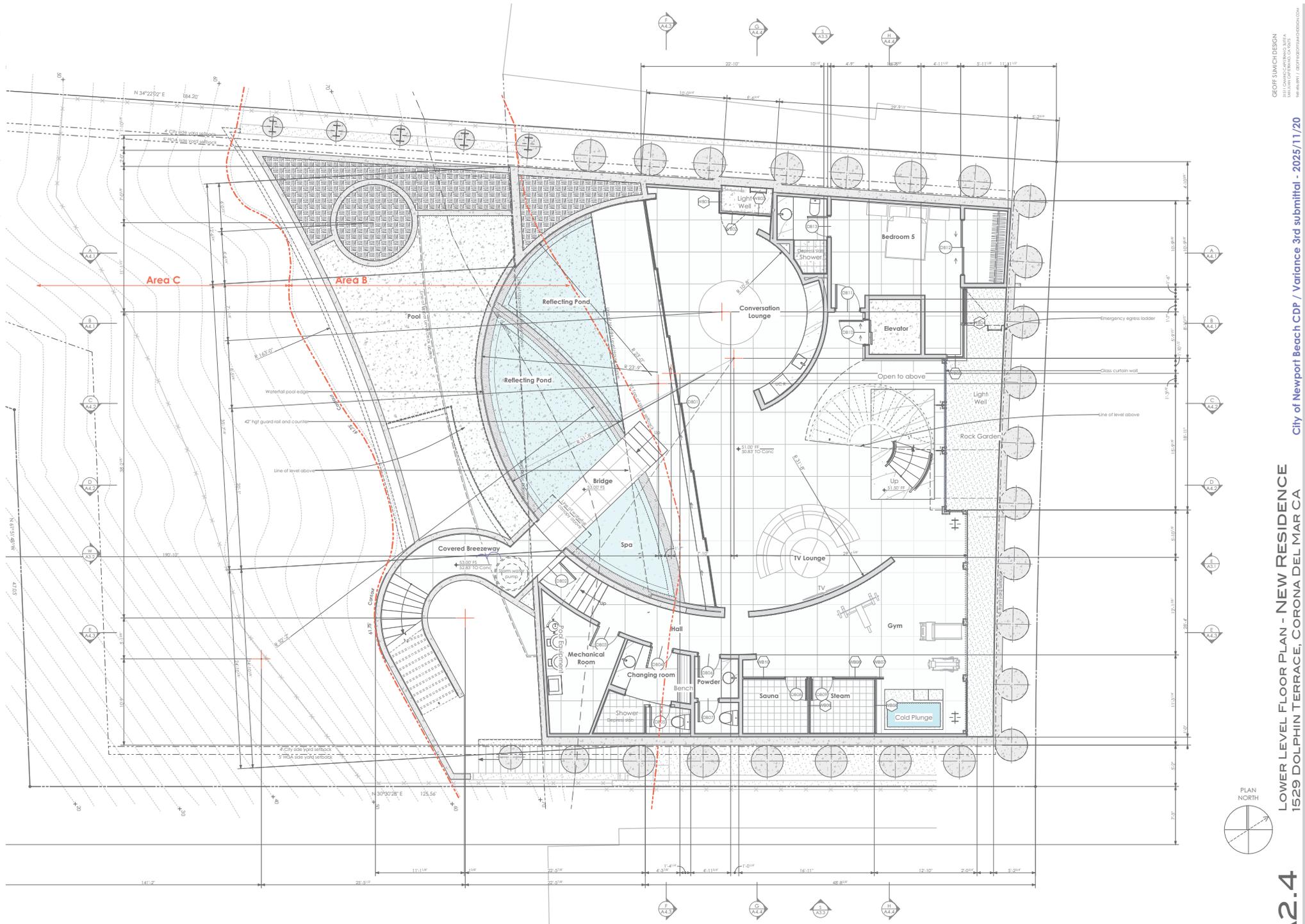
City of Newport Beach CDP / Variance 3rd submittal - 2025/11/20

GEOFF SUMICH DESIGN
SUMICH DESIGN GROUP, INC.
15000 S. STATE ST., SUITE 200
DANA POINT, CA 92629
www.sumichdesign.com

sumich design geoff sumich design geoff

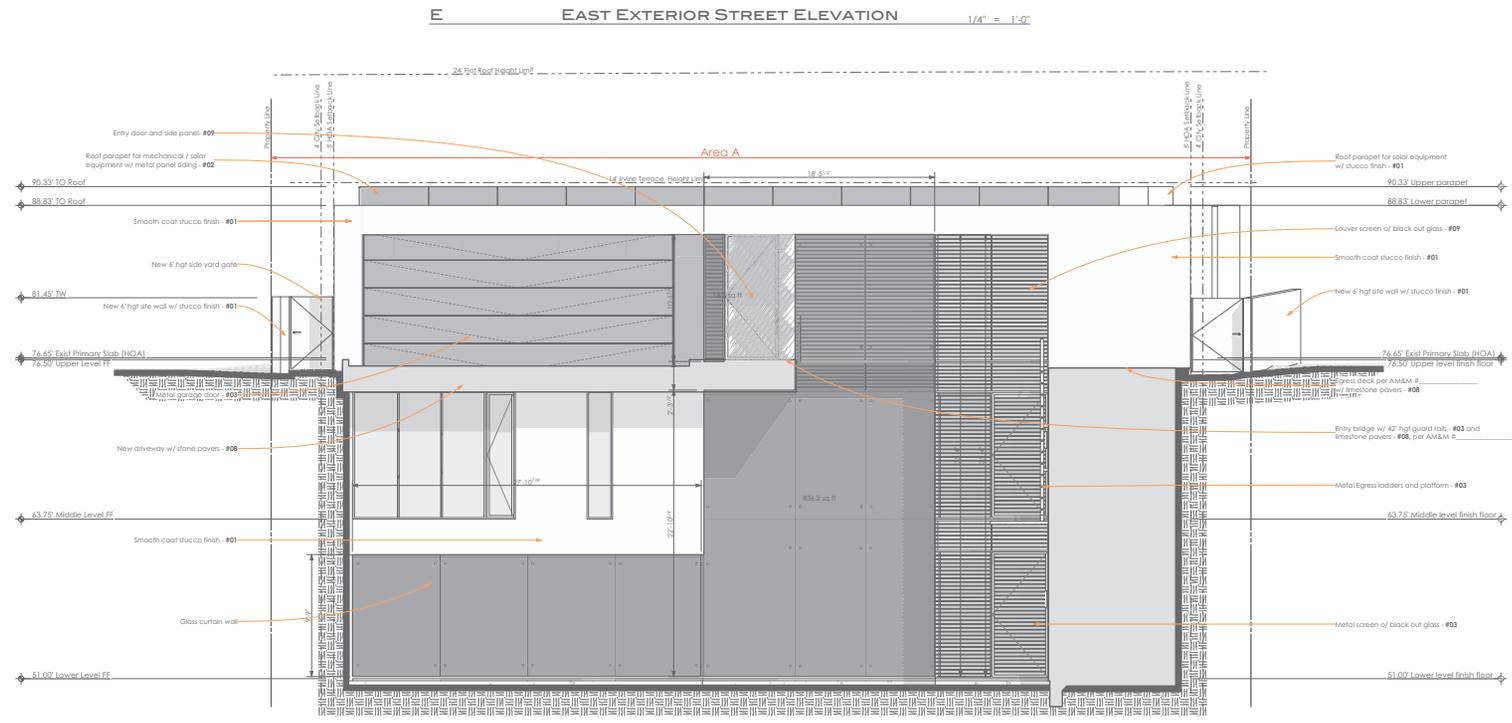
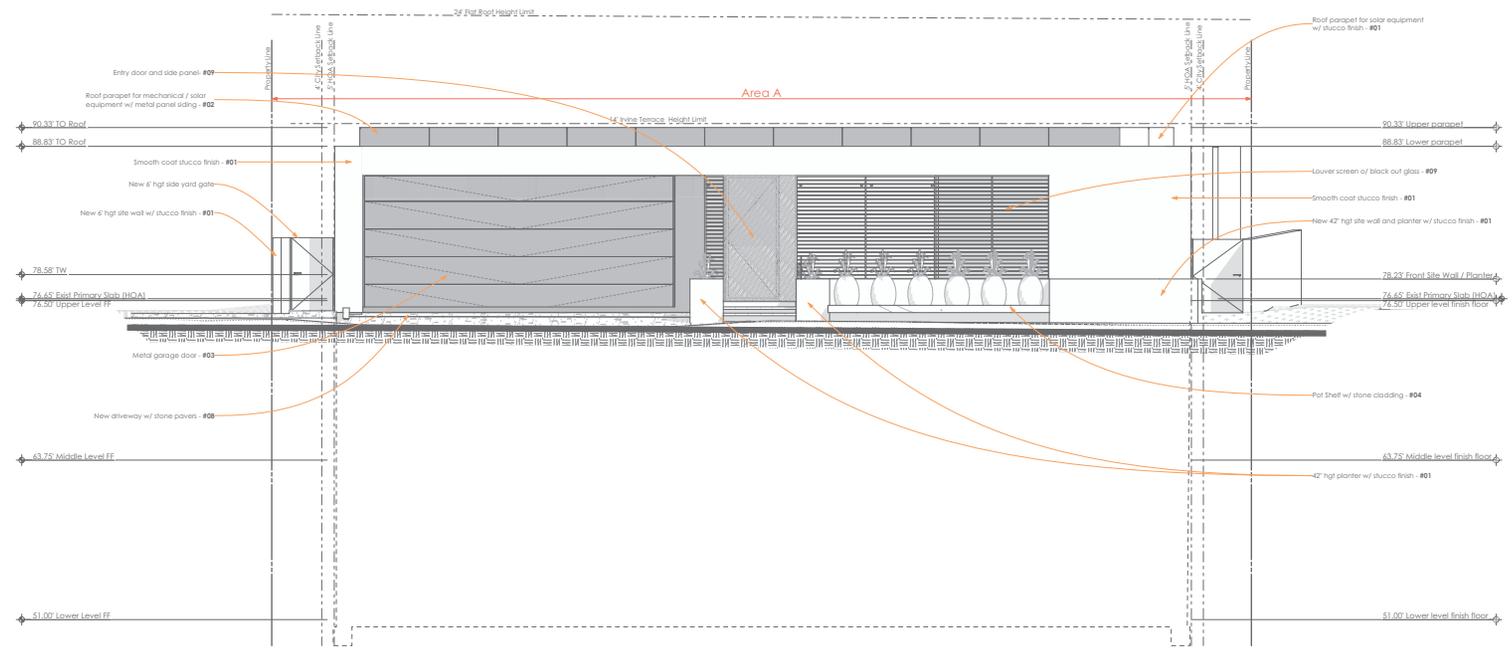






1 LOWER LEVEL FLOOR PLAN 1/4" = 1'-0"





- #02 Material: Metal panels
Color: Stainless steel
Manuf: TBD
Location: Exterior wall finish
- #03 Material: Metal frame
Color: Stainless steel
Manuf: TBD
Location: Chair and window frames, roof fascia, gutters, skirting/siding, garage door
- #09 Material: Aluminum
Color: Knolwood Alum. Arch. Products
Manuf: Knolwood Alum. Arch. Products
Location: Front door, facade louvers



- #04 Material: Stone - Basalt
Color: Black, honemered finish
Manuf: TBD
Location: Courtyard/pool wall siding, planter shelf
- #05 Material: Stone - Basalt
Color: Black, Grooved finish
Manuf: TBD
Location: Courtyard wall siding



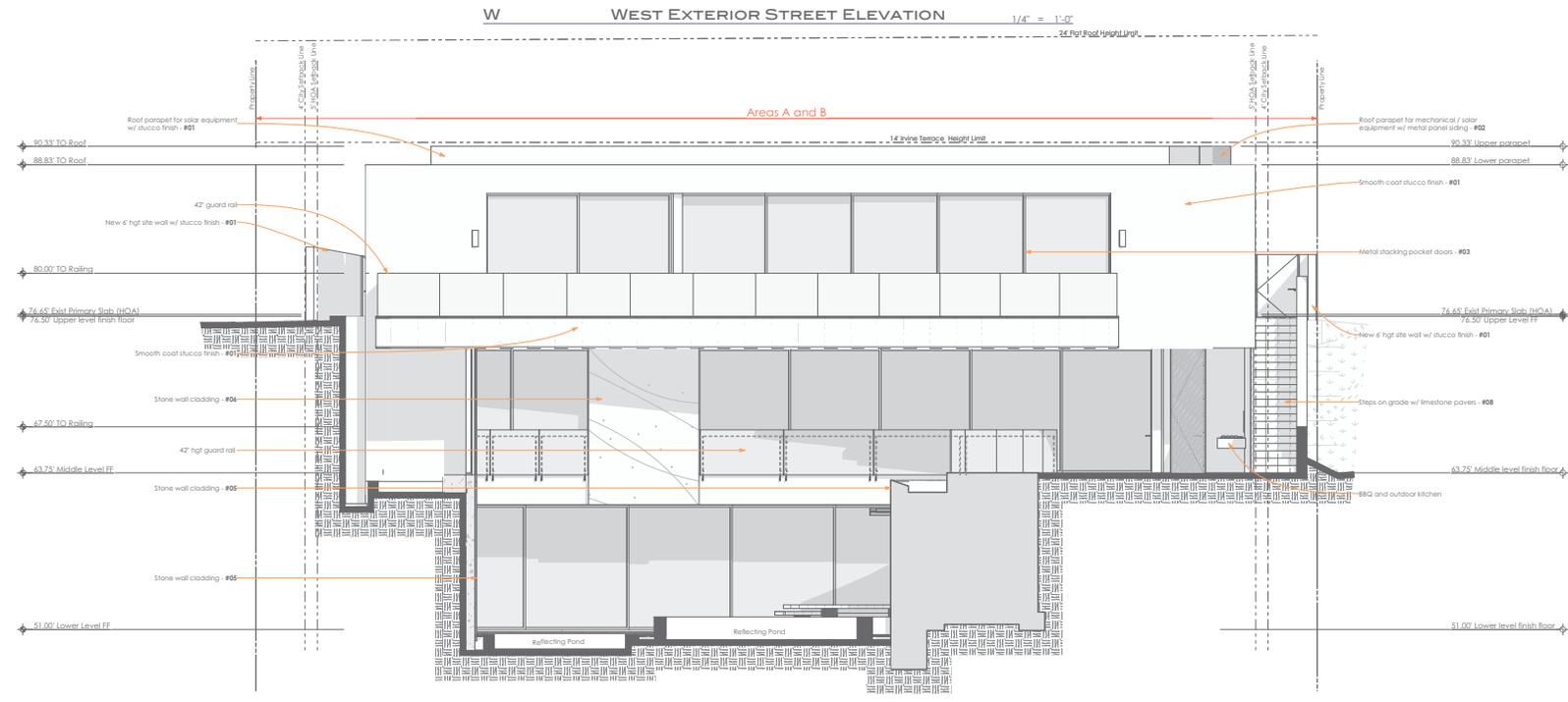
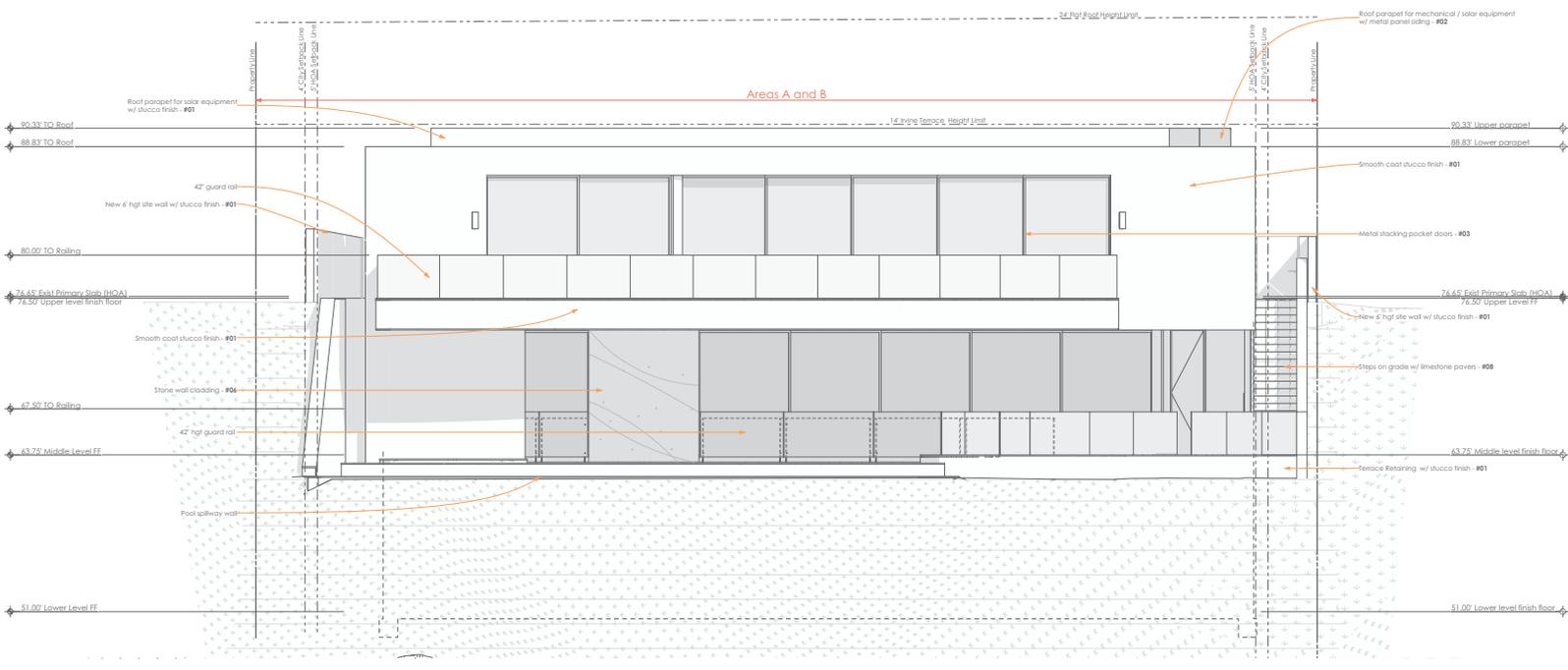
- #06 Material: Stone - Marble
Color: Black, glossy
Manuf: TBD
Location: Exterior wall finish



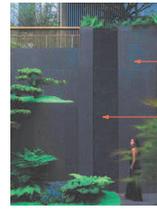
- #07 Material: Built up roofing w/ gravel finish
Color: Cream (match stucco color)
Manuf: TBD
Location: Flat roofs



- #01 Material: Stucco
Color: White #10
Manuf: Omega
Location: Exterior Wall finish
- #08 Material: Limestone pavers
Color: Cream (match stucco color)
Manuf: TBD
Location: Exterior hardscape



- #02 Material: Metal panels
Color: Stainless steel
Manuf: TBD
Location: Exterior wall finish
- #03 Material: Metal frame
Color: Stainless steel
Manuf: TBD
Location: Chair and window frames, roof fascia, gutters, skylight/siding, garage door
- #09 Material: Aluminum
Color: "Anod" Knolwood Alum. Arch. Products
Manuf: Knolwood Alum. Arch. Products
Location: Front door, facade louvers



- #04 Material: Stone - Basalt Block, Hammered finish
Color: TBD
Manuf: TBD
Location: Courtyard/pool wall siding, planter shelf
- #05 Material: Stone - Basalt Block, Grooved finish
Color: TBD
Manuf: TBD
Location: Courtyard wall siding



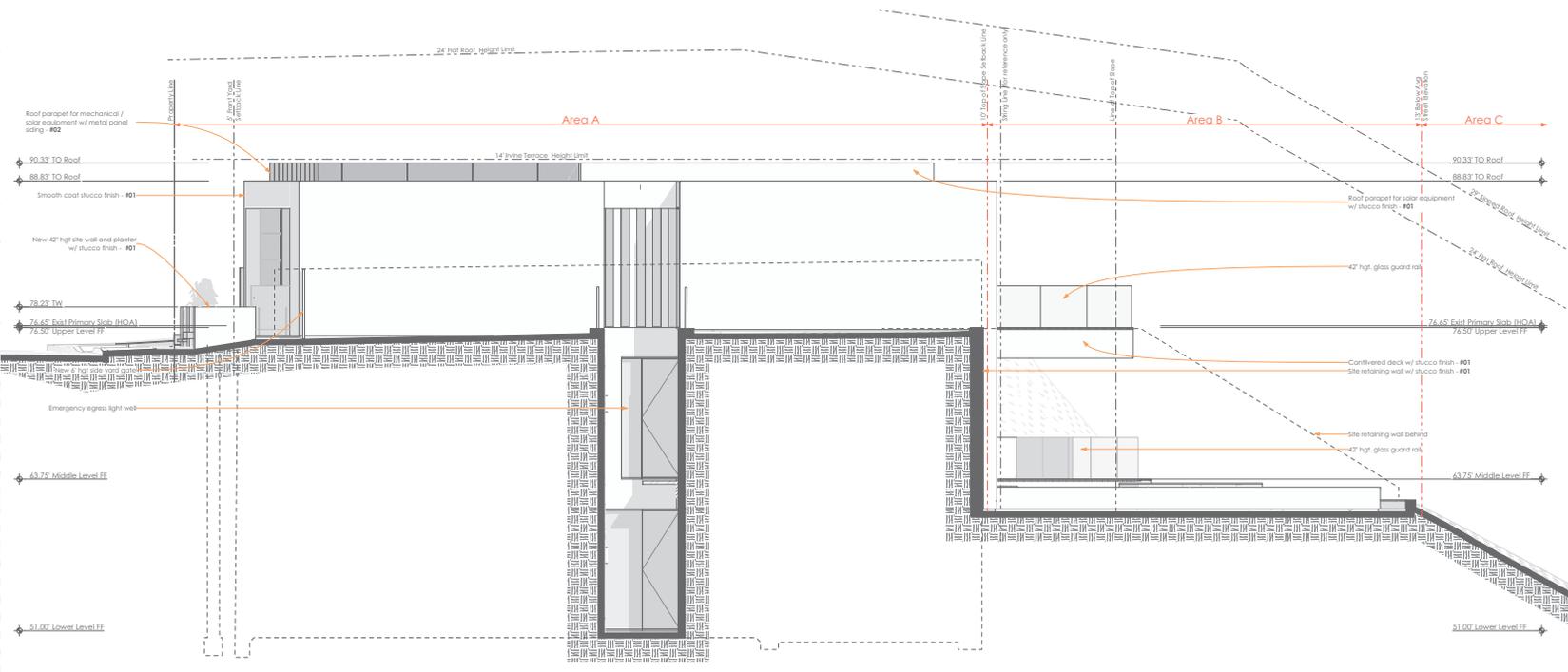
- #06 Material: Stone - Marble Block, glass
Color: TBD
Manuf: TBD
Location: Exterior wall finish



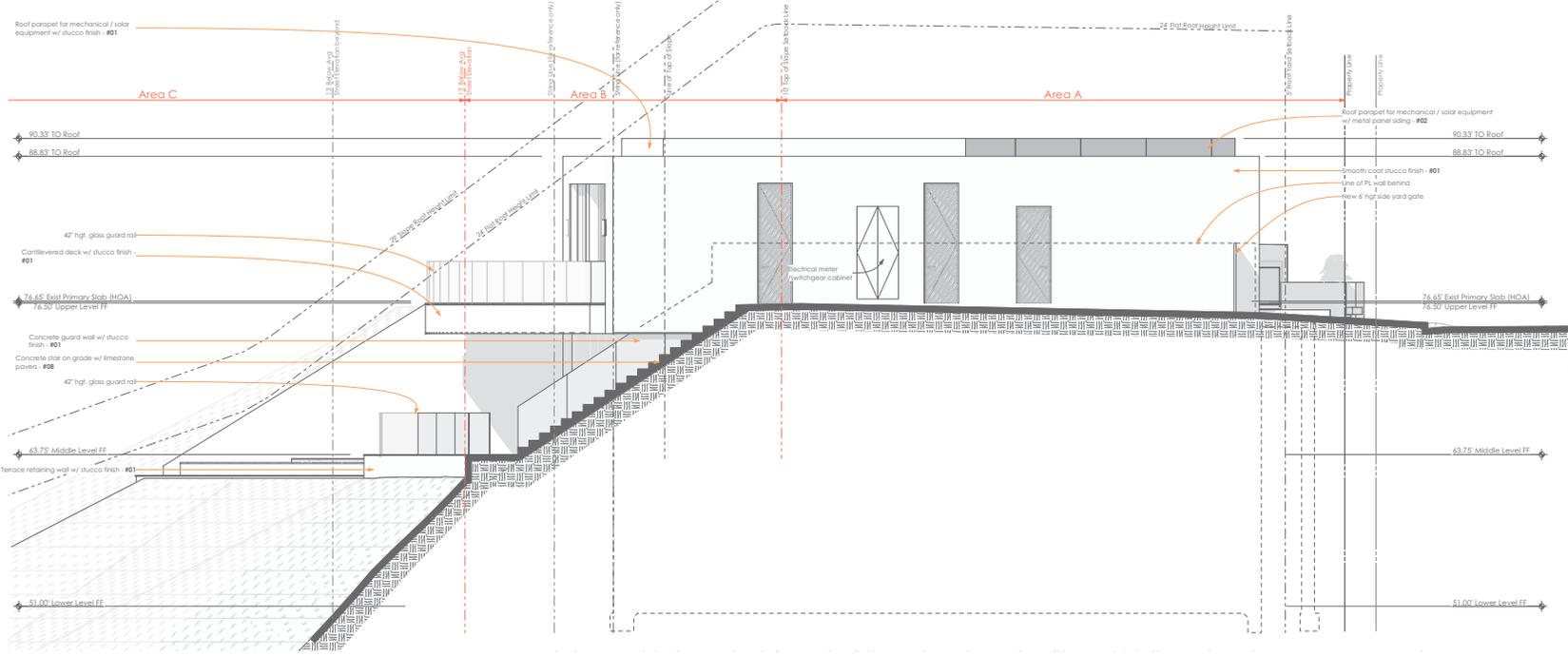
- #07 Material: Built up roofing w/ gravel finish
Color: Cream (match stucco color)
Manuf: TBD
Location: Flat roofs



- #01 Material: Stucco
Color: White #10 Omega
Manuf: TBD
Location: Exterior Wall finish
- #08 Material: Limestone pavers
Color: Cream (match stucco color)
Manuf: TBD
Location: Exterior landscape



N NORTH EXTERIOR ELEVATION 1/4" = 1'-0"



S SOUTH EXTERIOR ELEVATION 1/4" = 1'-0"



- 02 Material: Metal panels, stainless steel
Color: TBD
Manuf: TBD
Location: Exterior wall finish
- 03 Material: Metal frame, stainless steel
Color: TBD
Manuf: TBD
Location: Chair and window frames, roof fascia, gutters, skylight casings, garage door
- 09 Material: Aluminum "Yielder"
Color: Knowlwood Alum. Arch. Products
Manuf: Knowlwood Alum. Arch. Products
Location: Front door, facade louvers



- 04 Material: Stone - Basalt Black, honed finish
Color: TBD
Manuf: TBD
Location: Courtyard/pool wall siding, planter shelf
- 05 Material: Stone - Basalt Black, honed finish
Color: TBD
Manuf: TBD
Location: Courtyard wall siding



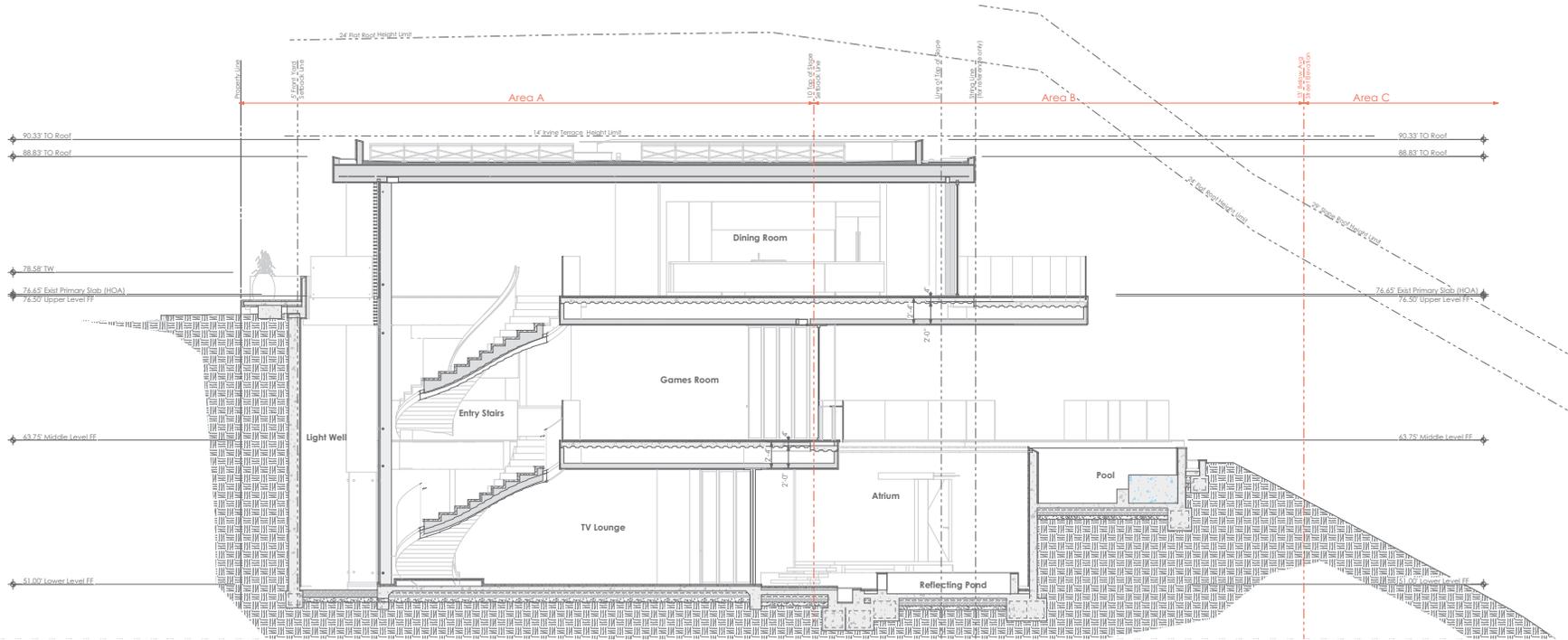
- 06 Material: Stone - Marble Black, glossy
Color: TBD
Manuf: TBD
Location: Exterior wall finish



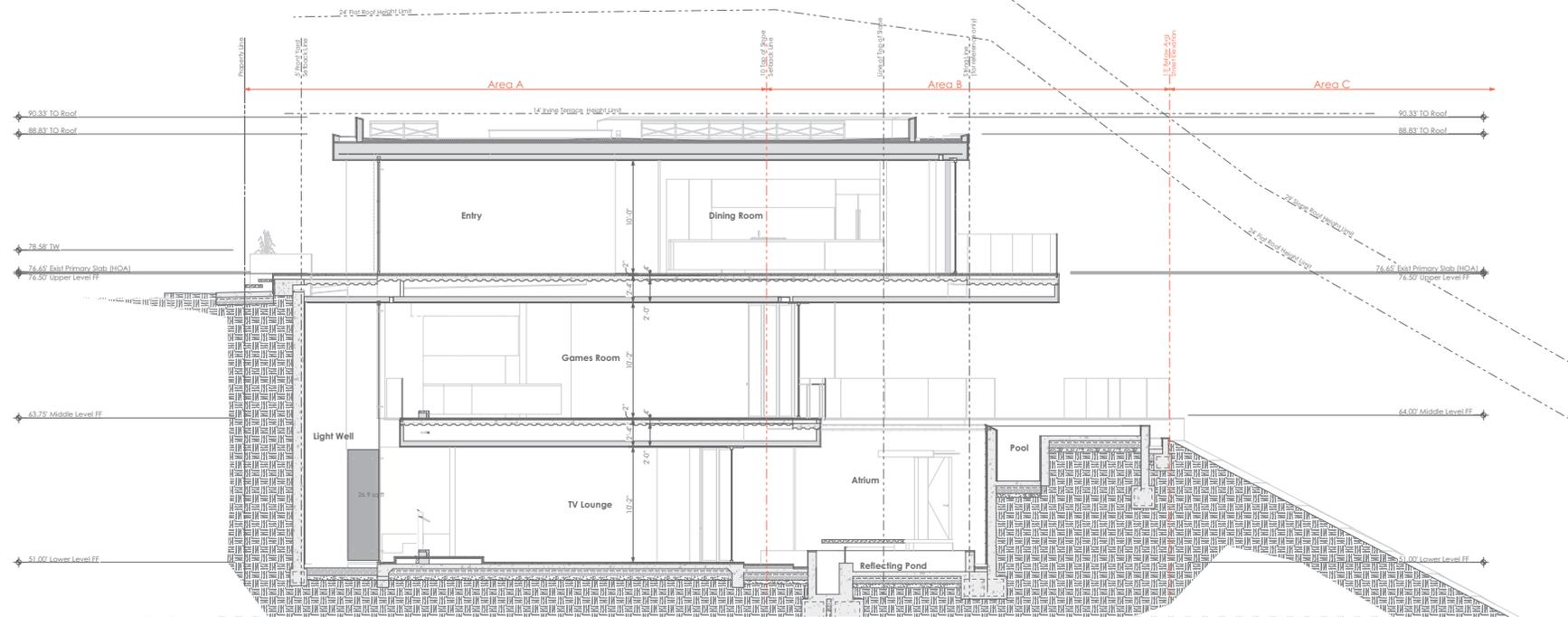
- 07 Material: Built up roofing w/ gravel finish
Color: Cream (match stucco color)
Manuf: TBD
Location: Flat roofs



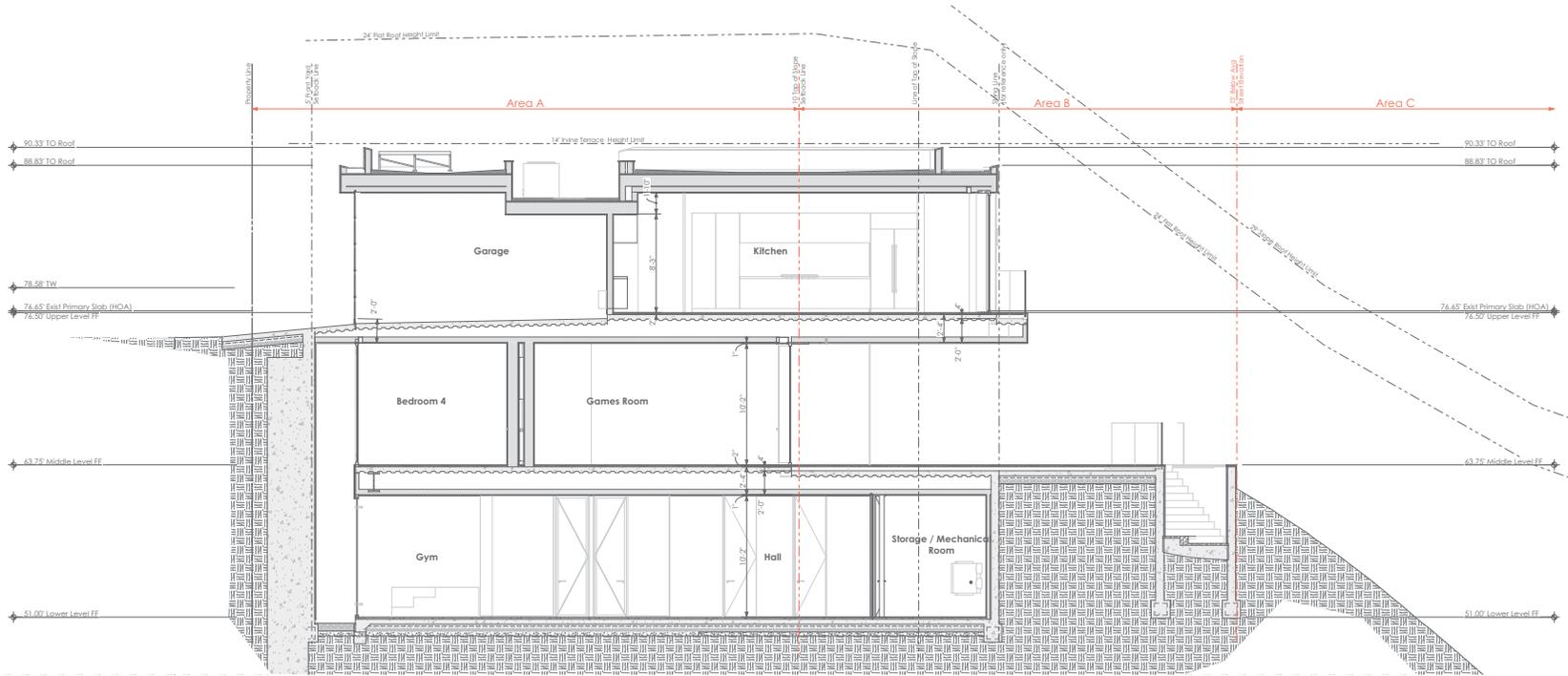
- 01 Material: Stucco White #10
Color: TBD
Manuf: TBD
Location: Exterior Wall finish
- 08 Material: Limestone pavers Cream (match stucco color)
Color: TBD
Manuf: TBD
Location: Exterior landscape



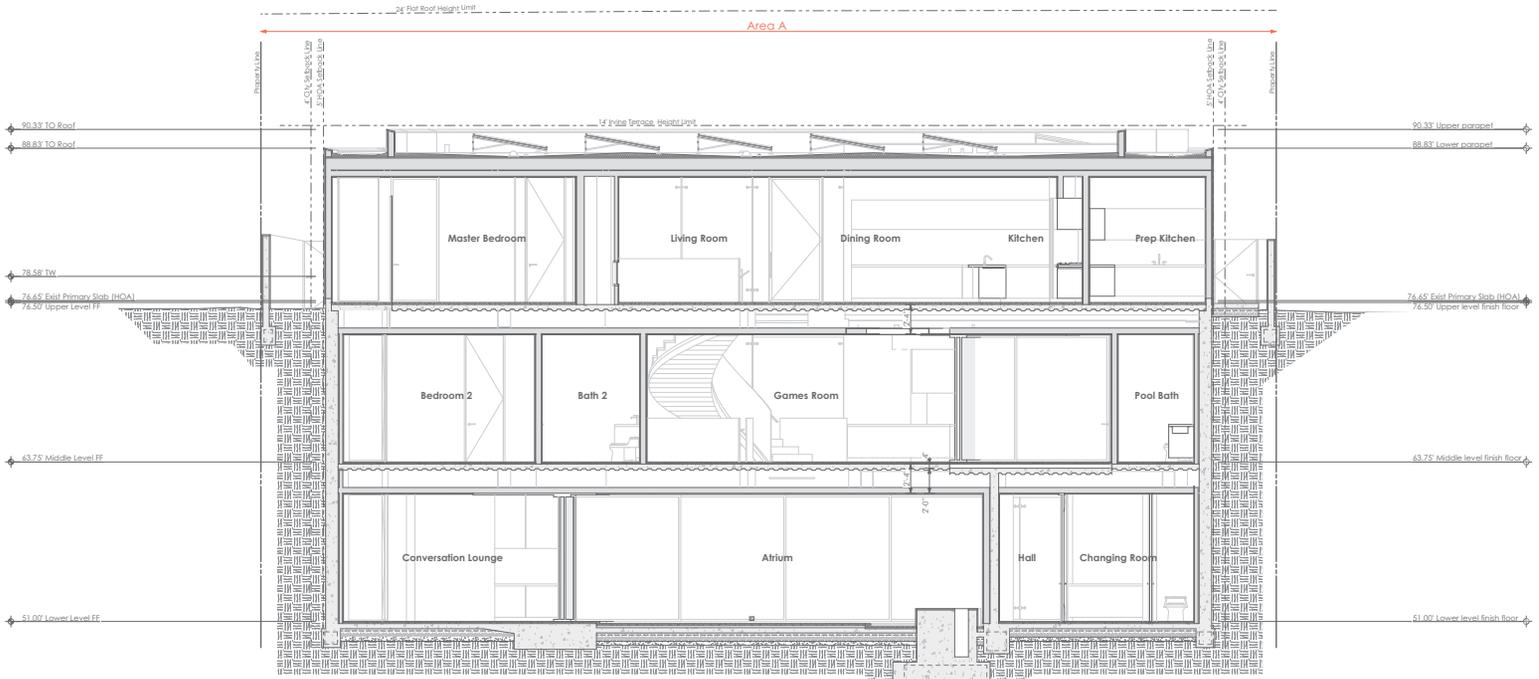
C BUILDING SECTION C 1/4" = 1'-0"



D BUILDING SECTION D 1/4" = 1'-0"



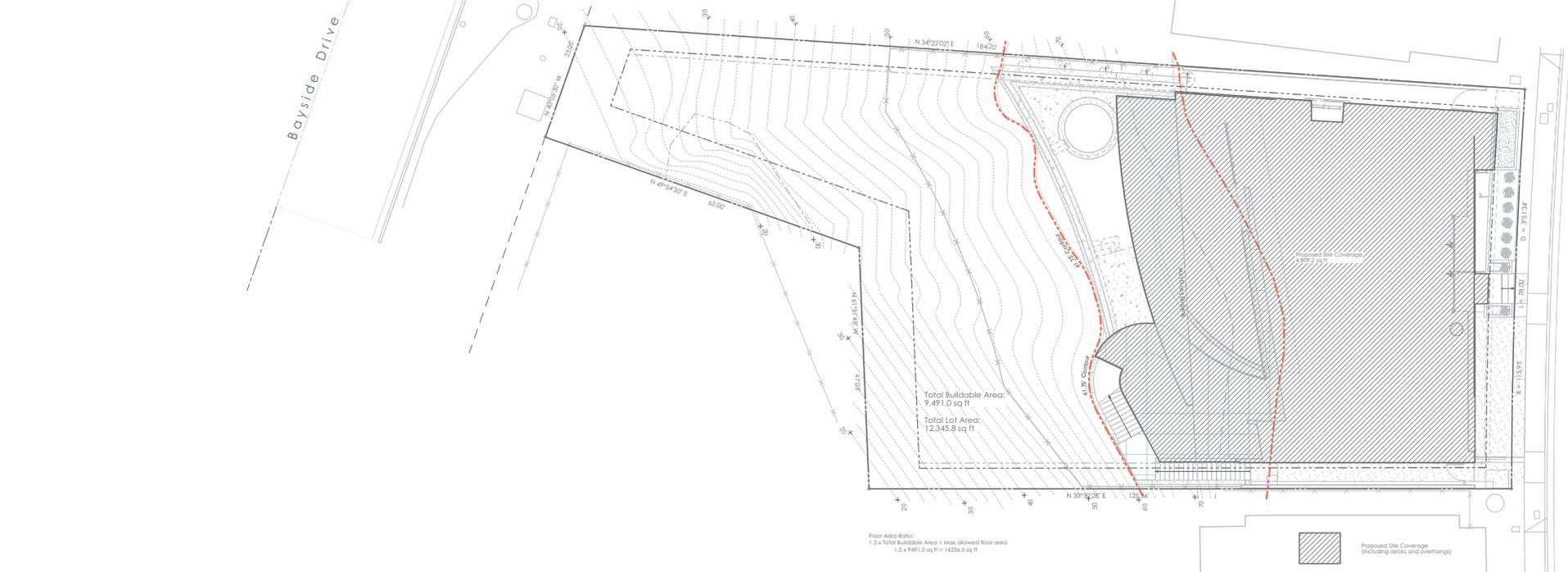
E BUILDING SECTION E 1/4" = 1'-0"



F BUILDING SECTION F 1/4" = 1'-0"

www.sumichdesign.com | 714.940.1100 | 1000 Bayside Drive, Suite 200, Newport Beach, CA 92660 | 949.451.1100

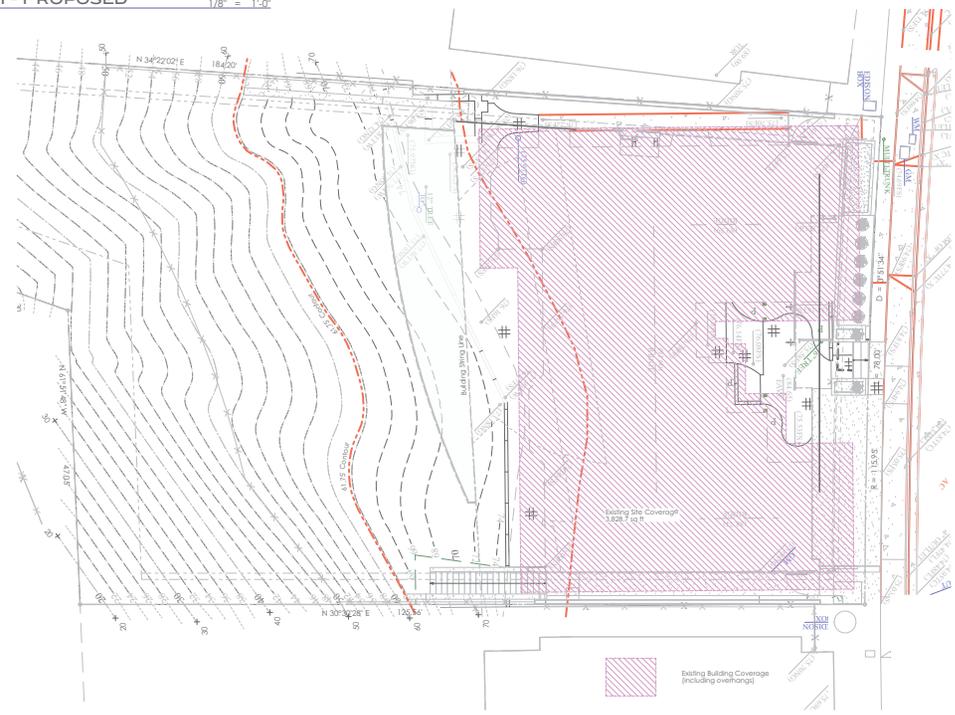
Bayside Drive



ACSP SITE AREA DIAGRAM - PROPOSED 1/8" = 1'-0"

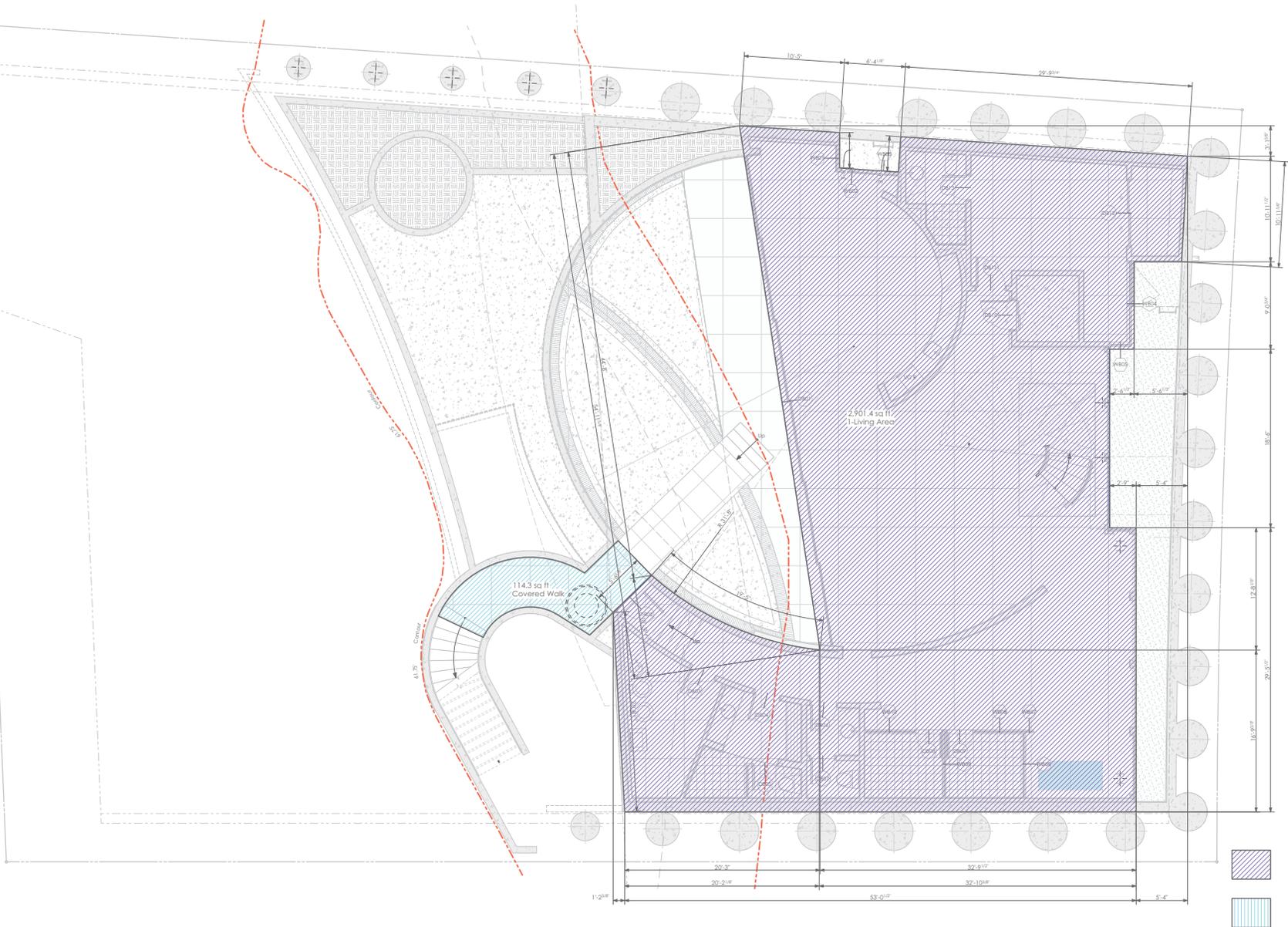


ACSP SITE AREA DIAGRAM - DEVELOPMENT AREA B IMPROVEMENTS 1/8" = 1'-0"

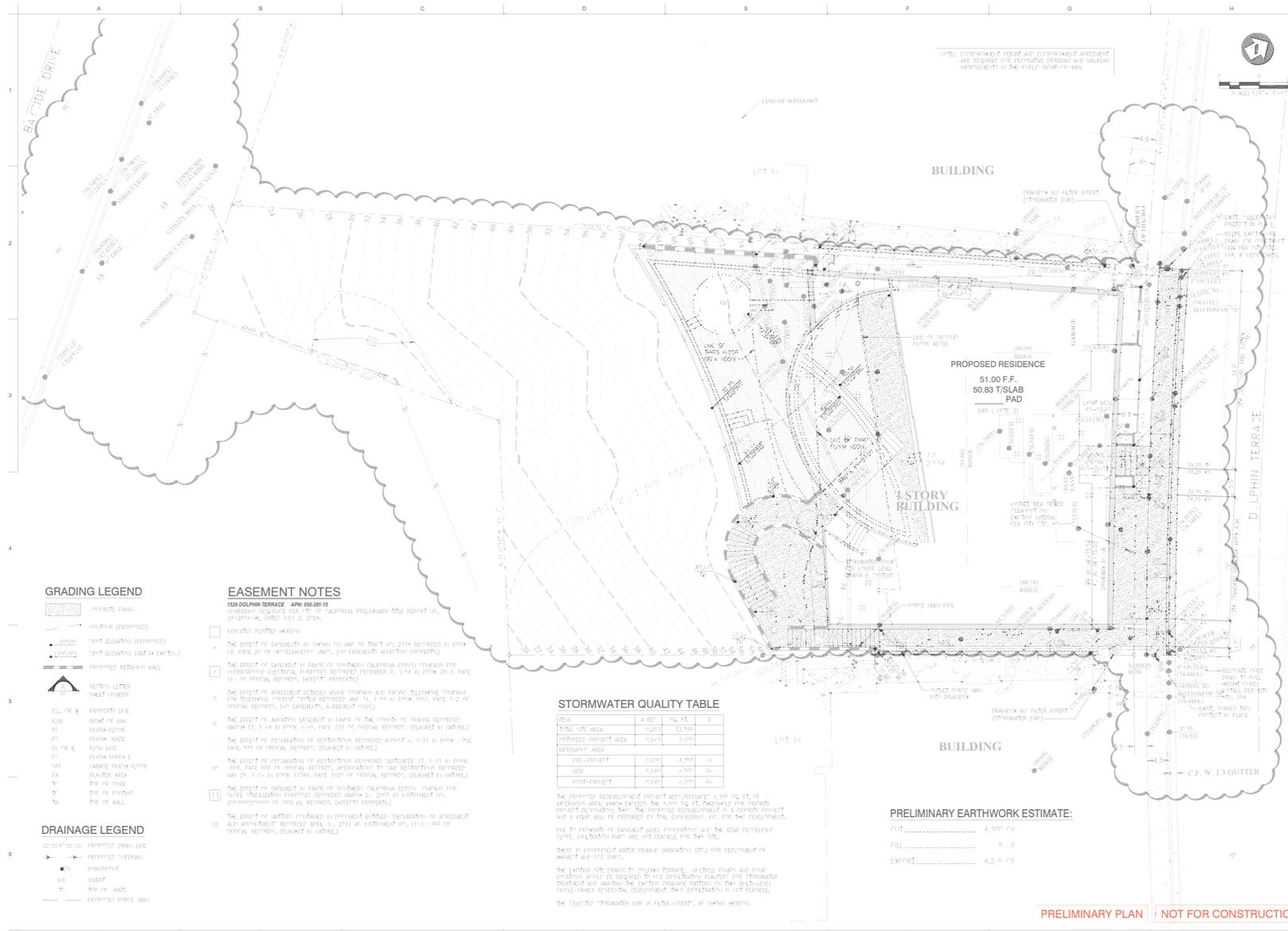


ACSP SITE AREA DIAGRAM - EXISTING TO BE REMOVED 1/8" = 1'-0"

www.sumichdesign.com | 1000 Serrano Ave., Suite 100, San Francisco, CA 94110 | Tel: 415.774.1111 | Fax: 415.774.1112 | info@sumichdesign.com



ACI LOWER LEVEL AREA DIAGRAM 1/4" = 1'-0"



GRADING LEGEND

- FINISHED FLOOR
- FINISHED DRIVEWAY
- FINISHED SIDEWALK
- FINISHED RETAINING WALL
- PROPERTY LINE
- FINISH GRADE
- FINISH FLOOR
- FINISH GRADE

DRAINAGE LEGEND

- PROPOSED DRAIN LINE
- PROPOSED OVERFLOW
- PROPOSED INLET
- PROPOSED PIPE (12\"/>

- EASEMENT NOTES**
1. REPEATS PLATTED HEREIN.
 2. THE EFFECT OF EASEMENTS AS SHOWN ON MAP OF TRACT 115, 2014 RECORDED IN BOOK 40, PAGE 20 OF AN INSTRUMENT MAP, (UP EXHIBITS, RESUBMIT PROJECT.)
 3. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 4. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY TELEPHONE COMPANY THE TELEPHONE CABLE SYSTEM RECORDED MAY 11, 1948 IN BOOK 1007, PAGE 102 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 5. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 6. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 7. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 8. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 9. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 10. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 11. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).
 12. THE EFFECT OF EASEMENT IN FAVOR OF RICHMOND CALIFORNIA COUNTY PURVAIN THE UNDERGROUND ELECTRICAL SYSTEM RECORDED DECEMBER 8, 1974 IN BOOK 2811, PAGE 111 OF OFFICIAL RECORDS, (OFFICIAL PROJECTS).

STORMWATER QUALITY TABLE

ITEM	AREA	REQ. VOL.	IS
TOTAL SITE AREA	12,243	12,243	
IMPROVED PAVED AREA	12,243	2,300	
PRE-PROJECT	0.000	0.000	0.1
NEW	0.000	0.000	0.0
POST-PROJECT	0.000	0.000	0.0

PRELIMINARY EARTHWORK ESTIMATE:

FILL	4,300	CY
EXCAVATE	0.0	CY
EXCAVATE	0.0	CY

PRELIMINARY PLAN NOT FOR CONSTRUCTION

TOAL ENGINEERING, INC.
 CIVIL ENGINEERING
 LAND SURVEYING
 STORMWATER QUALITY
 188 Avenida Novato
 San Clemente, CA 92672
 949.482.8566
 www.toalengineering.com

CIVIL ENGINEER PROFESSIONAL SEAL
 No. 57587
 State of CA, Expiration 12/31/2024

CALEB RIOS
 R.C.E. 57587
 DATE:

PREPARED BY:
 MEMBERS LLC
 GEOGRAPHIC DESIGN
 3011 CAMINO CAPSTRANO
 SAN JOSE, CA 95051

SINGLE FAMILY RESIDENCE
PRELIMINARY GRADING PLAN
 LOT 17, TRACT 2634
 1620 DOLPHIN TERRACE, CORONA DEL MAR, CA 92625

DATE	NO. SHEET	TOTAL SHEETS
10/20/2025	1	1
DATE	NO. SHEET	TOTAL SHEETS
NA	NA	NA
DATE	NO. SHEET	TOTAL SHEETS
NA	NA	NA
DATE	NO. SHEET	TOTAL SHEETS
NA	NA	NA
DATE	NO. SHEET	TOTAL SHEETS
NA	NA	NA

REVISIONS	BY
0-0-2025 FOR COMMENTS	CD



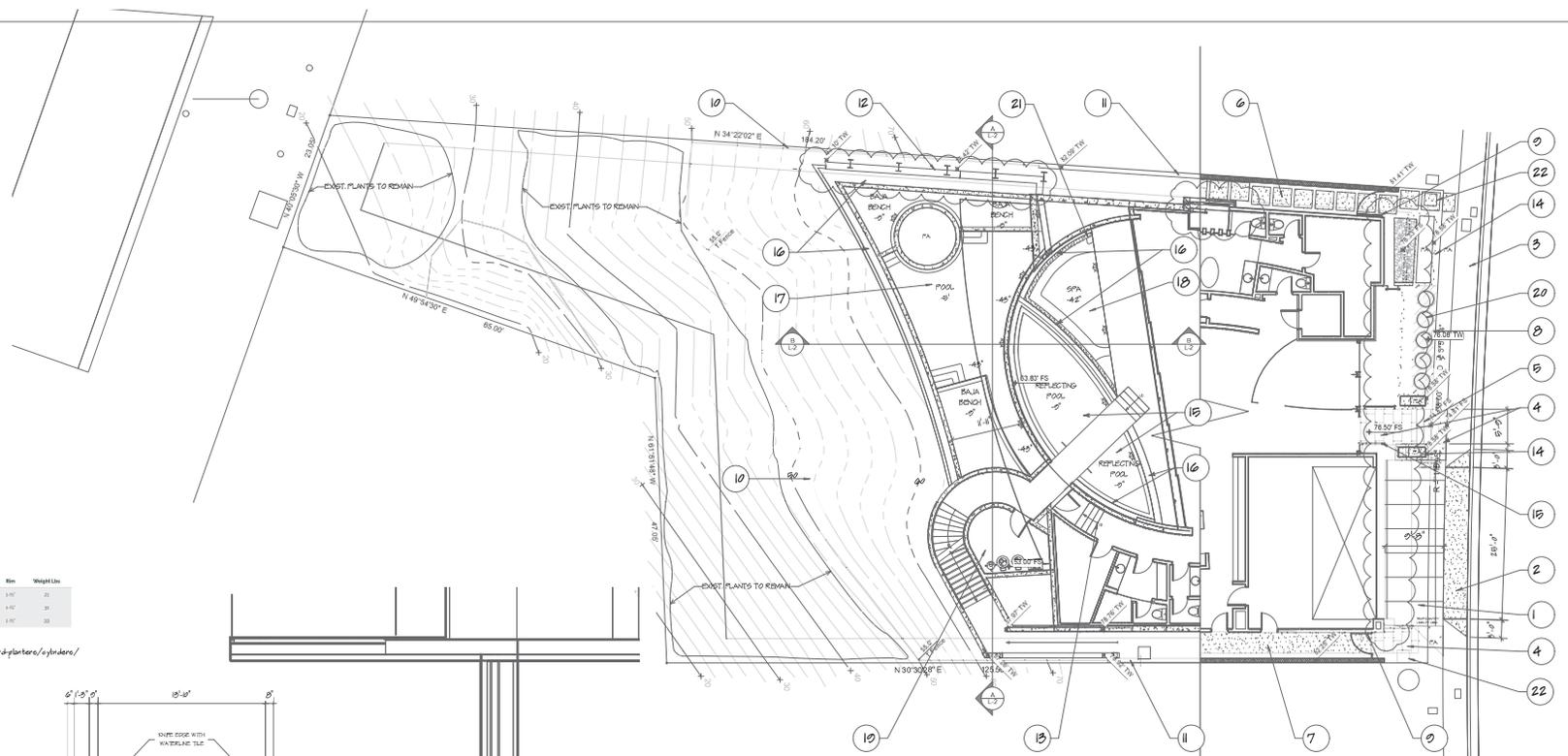
DOLPHIN RESIDENCE
 1829 DOLPHIN TERRACE
 CORONA DEL MAR, CA



Design Professional seal and stamp are required for all drawings. The seal and stamp are required for all drawings. The seal and stamp are required for all drawings. The seal and stamp are required for all drawings.

**PRELIMINARY
HARDSCAPE
PLAN**

DATE	10/15/25
SCALE	AS SHOWN
PROJECT	1829 DOLPHIN TERRACE
CLIENT	1829 DOLPHIN TERRACE
DESIGNER	ENVIRONMENTAL DESIGNS
PROJECT NO.	1829 DOLPHIN TERRACE
SHEET	1-1



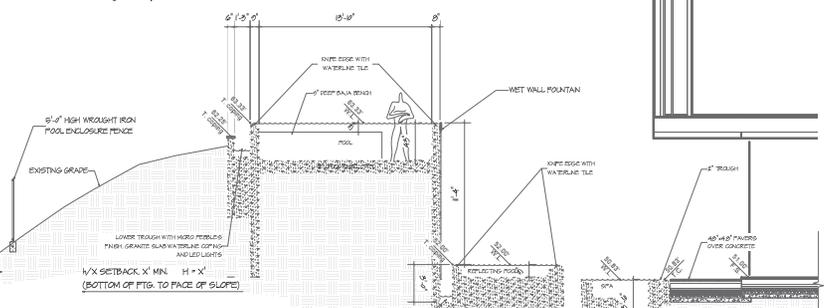
Sizes

Model #	Outside Dia.	Inside Dia.	Height	Flm	Weight Lbs
PH203	24"	18.5"	24"	1.5"	21
PH204	24"	18.5"	24"	1.5"	21
PH205	24"	18.5"	24"	1.5"	21

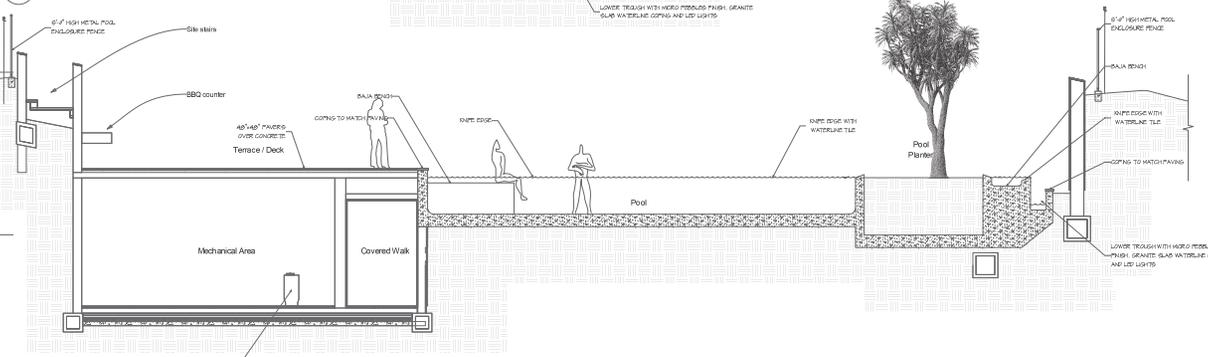
Measurement of Site
<https://skidmorearngroup.com/projects/standard-planters/sizes/>
PLANTER KN2424 (KONA)

HARDSCAPE LEGEND

1. DRIVEWAY W/ BLACK GRANITE SLABS AND BUSH HAMMERED FINISH
2. NEW DRIVEWAY APRON W/ A BROOM FINISH PER CITY STANDARDS
3. NEW SIDEWALK AND CURB PER CITY STANDARDS - REMOVE EXIST. DRIVEWAY APRON
4. STONE PAVING OVER CONCRETE
5. STONE PAVING TREADS AND RISERS
6. NATURAL CONCRETE STEPPER W/ #3 TOPCAST FINISH
7. NATURAL CONCRETE WITH #3 TOPCAST FINISH
8. CANTILEVERED POT SHELF W/ BLACK GRANITE, POLISHED FINISH
9. 6" HIGH METAL SELF-CLOSING, SELF-LATCHING POOL SECURITY GATE/PENCE TO MATCH GARAGE DOOR
10. 8" HIGH METAL POOL ENCLOSURE FENCING, COLOR, BLACK
11. CMU PROPERTY LINE WALL W/ STUCCO FINISH TO MATCH HOUSE
12. RETAINING WALL W/ STUCCO FINISH TO MATCH HOUSE
13. 42" HIGH GLASS GUARDRAIL
14. CMU PLANTER WALL W/ STONE CAP TO MATCH PAVING AND SMOOTH STUCCO FINISH TO MATCH HOUSE
15. KNIFE EDGE REFLECTING POOL WITH MICRO PEBBLES FINISH, GRANITE SLAB WATERLINE COPING AND LED LIGHTS
16. LOWER TROUGH WITH MICRO PEBBLES FINISH, GRANITE SLAB WATERLINE COPING AND LED LIGHTS
17. KNIFE EDGE POOL WITH MICRO PEBBLES FINISH, GRANITE SLAB WATERLINE COPING AND LED LIGHTS
18. KNIFE EDGE SPA WITH MICRO PEBBLES FINISH, GRANITE SLAB WATERLINE COPING AND LED LIGHTS
19. POOL EQUIPMENT
20. POTS WITH IRRIGATION AND DRAINAGE
21. 36" HIGH STAINLESS STEEL HANDRAIL
22. BIORETENTION FILTER BOX



A-A POOL/SPA SECTION
Scale: 1/4" = 1'-0"



B-B UPPER POOL SECTION
Scale: 1/4" = 1'-0"

NOTE:
 AN APPROVED ENGAGEMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY



REVISIONS	BY
0-0-2025	CD
10A COMMENTS	



**ENVIRONMENTAL
DESIGNS**
1278 GLENNEIRE ST.
#196
LAGUNA BEACH
CALIFORNIA 92651
T: 800.811.3010
F: 800.811.3014
www.edi-la.com

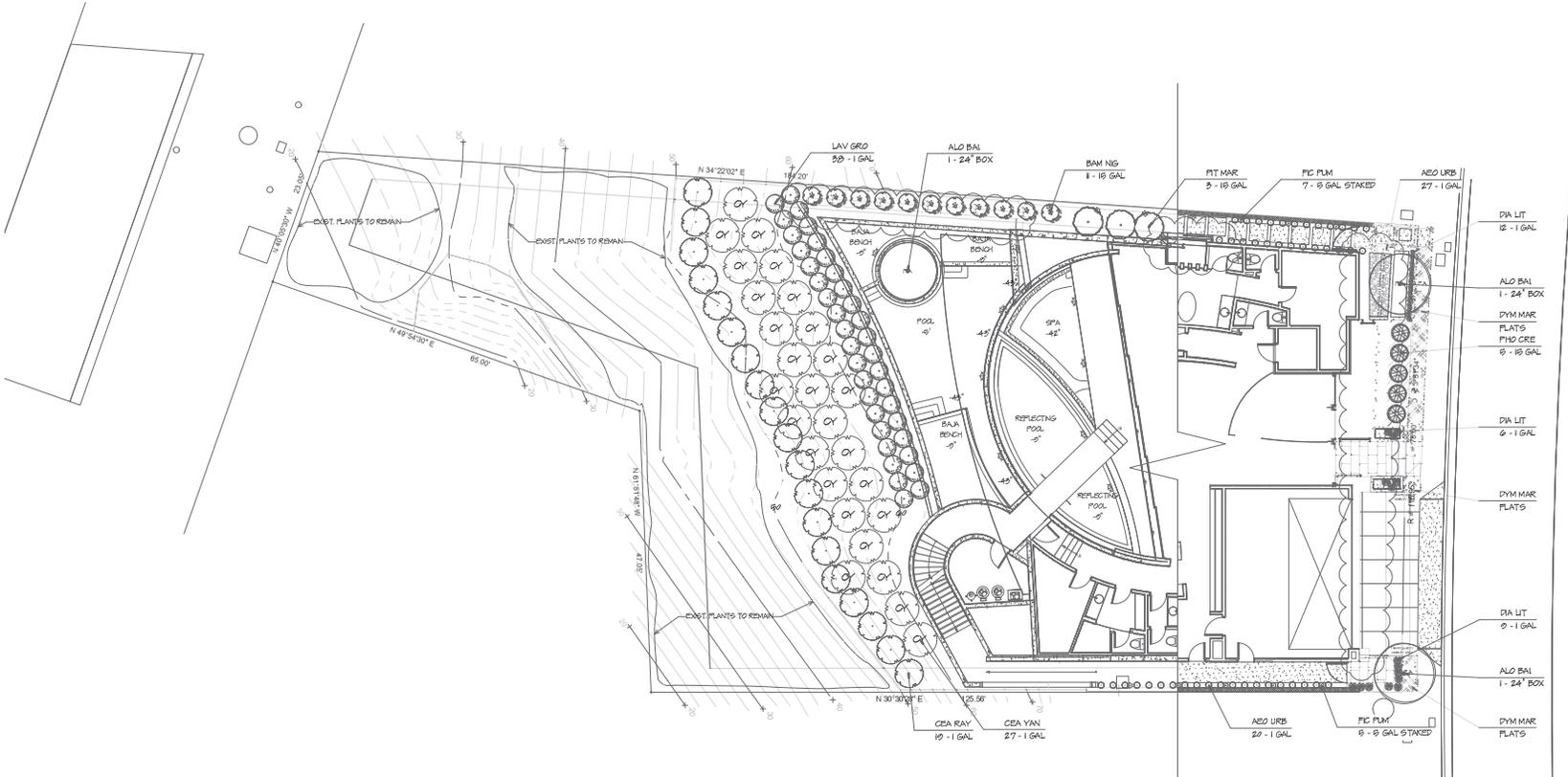
DOLPHIN RESIDENCE
1829 DOLPHIN TERRACE
CORONA DEL MAR, CA



Design Professionals, architects or landscape architects who are not duly licensed in the State of California, may not prepare or seal drawings or specifications for a project in California or in any other state where such preparation or sealing is prohibited by law.

**PRELIMINARY
PLANTING
PLAN**

DATE: 10/15/25
SCALE: 1/8" = 1'-0"
SHEET: L-3



PLANT LEGEND							
SYMBOL	QTY	CONTAINER SIZE	1P	BOTANICAL NAME	COMMON NAME	MATURE SIZE	WUCOLS
TREES							
(Symbol)		3/24" BOX	ALO BAL	<i>Alnus incana</i>	Tree Alder	15'Hx10'W	V/L
SHRUBS							
(Symbol)		1/15 GAL	BAM NIG	<i>Bambusa nigracarpa</i>	Black Bamboo	6'H x 2'W	M
(Symbol)		1/15 GAL	CEA RAY	<i>Ceanothus 'Ray Hartman'</i>	California Lilac	6'H x 6'W	V/L
(Symbol)		3/15 GAL	FIT MAR	<i>Philadelphus terrifolius</i> Maryjane Chamou	Maryjane Chamou Kalibis	6'H x 6'W	M
GROUNDCOVERS / PERENNIALS							
(Symbol)		27/1 GAL	CEA YAN	<i>Ceanothus griseo horizontalis</i> Yankee Point	Yankee Point Ceanothus	6'H x 10'W	M/L
(Symbol)		27/1 GAL	DIA LIT	<i>Dianella revivida</i>	Little Rev. Flew Lily		
(Symbol)		FLATS	DYM MAR	<i>Dymalis margaritae</i>	Silver Carpet	2' H	M/L
(Symbol)		3/15 GAL	LAV GRO	<i>Lavandula x intermedia 'Grosso'</i>	Phil Bud French Lavender	3'Hx6'W	L
VINES / ESPALIERERS							
(Symbol)		12/8 GAL STAKED	FC PUM	<i>Phaseolus</i>	Climbing Pig	N/A STAKED	M
GRASSES							
SUCCULENTS							
(Symbol)		4/7/1 GAL	AEO URB	<i>Aeonium urbicum</i>	Donor Plate	1'H x 1'W	L/XL
(Symbol)		2/8 GAL	AGA ATT.	<i>Agave attenuata</i>	Postal Agave	6'H x 5'W	L/XL

- NOTE:**
ALL TREES SHALL BE INSTALLED IN A 'DEEP ROOT BARRIER'
- MULCH AND AMENDMENTS**
- (1) A MINIMUM TWO INCH (2") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, GREENING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 - (2) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES.
 - (3) MULCH PRODUCT SHALL BE FOREST FLOOR MULCH #2, AS SUPPLIED BY AQUINAGA GREEN. <http://www.aquinagagreen.com/>



