



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

November 13, 2025
Agenda Item No. 2

SUBJECT: Tenaglia Residence (PA2025-0188)
▪ Coastal Development Permit

SITE LOCATION: 262 Colton Street

APPLICANT: Phil Edmondson

OWNER: John Tenaglia

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

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-C) (10.0 – 19.9 DU/AC)
- **Coastal Zoning District:** Single-Unit Residential (R-1)

PROJECT SUMMARY

A Coastal Development Permit (CDP) to allow for the construction of a 166-square-foot enclosed bedroom addition to an existing single-unit residence. The property currently consists of an existing 1,937-square-foot dwelling and a 255-square-foot single-car garage. The project complies with all development standards with no deviations from the municipal code requested. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. The project requires a CDP due to an increase of building height of more than 10% within the coastal zone.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 1, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. PA2025-0188 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is in the R-1 Coastal Zoning District, which provides for single-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis development because the property is in the Coastal Commission Appeal Area.
- The project requires a Coastal Development Permit due to an increase of building height of more than 10% within the coastal zone. The existing height of the structure is approximately 22 feet from grade. With the proposed addition, the height of the structure will be approximately 28 feet from grade, consistent Section 21.30.060(C) – (Height Limits and Exceptions) of the NBMC.
- The property currently consists of one legal lot developed with a single-unit residence. The neighborhood is predominantly developed with single and 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.



Figure 1: Oblique Aerial Image of Neighborhood

- The project currently has nonconforming parking in the form of one 255-square-foot single-car garage. The project conforms to Section 21.38.060(A) – (Nonconforming Parking) of the NBMC, which allows for up to 10% of an addition to existing floor area.
- The proposed residence conforms to applicable development standards, including floor area limit, setbacks, and height as evidenced by the project plans and illustrated in Table 1 below:

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	5 feet	5 feet
Sides	3 feet	3 feet
Rear	5 feet	5 feet
Allowable Floor Area (max.)	2,411 square feet	2,358 square feet
Allowable 3rd Floor Area (max.)	262 square feet	N/A (no third-floor proposed)
Allowable 3rd Floor Area & Covered (max.)	875 square feet	N/A (no third-floor proposed)
Open Space (min.)	263 square feet	490 square feet
Parking (min.)	2 per unit in a garage	1 car garage
Height (max.)	24-foot flat roof 29-foot sloped roof	27.7-foot sloped roof

- The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

Public Access and Views

- Implementation Plan 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 adds an additional bedroom to the second story on an existing two-story, single-unit residence located on a standard R-1 lot. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

- The project site is not located adjacent to a Coastal View road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest Coastal Viewpoint is located on the eastern corner of Canal and 62nd Street, where there is a public view of the canal, although it is not visible from the site as it is approximately 880 feet northeast to the property. As currently developed, the existing property is not located within the view shed of the park. The proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
- The project is located near various Public Beach Access points as identified in the CLUP and provides vertical access through the street ends of Lancaster Street (approximately 260 feet northwest of the property) and Sunset Drive (approximately 400 feet north of the property). Lateral access to the beach is available through West Coast Highway, approximately 550 south of the property. The project does not include any features that would obstruct access along these routes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 1 because it has no potential to have a significant effect on the environment.

The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Cameron Younger, Planning Technician

DL/cy

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT FOR AN ADDITION TO AN EXISTING SINGLE-UNIT RESIDENCE LOCATED AT 262 COLTON STREET (PA2025-0188)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Phil Edmondson (Applicant) on behalf of John Tenaglia (Owner) with respect to property 262 Colton Street, legally described as Lot 15 of Block 6 (Property) in the City of Newport Beach, requesting approval of a coastal development permit (CDP).
2. The Applicant requests a CDP to allow for the construction of a 166-square-foot bedroom addition to an existing 1,937-square-foot single-unit residence. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested (Project). The Project requires a CDP due to an increase of building height greater than 10% within the coastal zone.
3. The Property is categorized as Single Unit Residential Detached (RS-D) by the General Plan Land Use and is located within the Single-Unit Residential (R-1) Zoning District.
4. The Property is located within the Coastal Zone. The Coastal Land Use Plan (CLUP) category is Single-Unit Residential (RSD-C – 10.0 -19.9 DU/AC) and it is located within the Single-Unit Residential (R-1) Coastal Zoning District.
5. A public hearing was held on November 13, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 1, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) because it has no potential to have a significant effect on the environment.
2. Class 1 exempts repair, maintenance, and minor alterations of existing public or private structures, including additions to existing structures. The project consists of a 166-square-foot bedroom in addition to an existing second floor. Therefore, the Project is eligible for the Class 1 exemption.

SECTION 3. REQUIRED FINDINGS.

By Section 21.52.015(F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The Project complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, and height.
 - a. The maximum floor area limitation for conforming structures is 3,500 square feet. The existing floor area of the property is 2,192 square feet and the new square footage with the proposed improvements will bring the Property to 2,358 square feet. Therefore, the Project complies with the maximum floor area allowed.
 - b. The existing single-unit residence provides one 255-square-foot single-car garage space, which is considered non-conforming parking. NBMC Section 21.38.060(A) (Nonconforming Parking - Residential) allows for a 10% addition to the existing floor area within a ten-year period. Since the existing floor area of the property is 2,192 square feet, the maximum addition is 219 square feet. The proposed addition of the Project is 166 square feet and complies with the nonconforming parking allowances of the NBMC.
 - c. The proposed development provides the minimum required setbacks, which are 5 feet along the front property line along Colton Street, 3 feet along each side property line, and 5 feet along the rear property line along the alley. The Project will conform to the required setbacks with no encroachments proposed on either side.
 - d. The Project requires a CDP due to an increase of building height of more than 10%, while being located within the Coastal Zone. The existing height of the structure is approximately 22 feet from grade. With the proposed addition, the height of the structure will be approximately 28 feet from grade, consistent Section 21.30.060(C) – Height Limits and Exceptions of the NBMC.
 - e. The highest guardrail is less than 24 feet from the established grade, and the highest ridge is less than 29 feet from the established grade, which complies with the maximum height requirements of the NBMC.
2. The neighborhood is predominantly developed with single and 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 1,000 feet northeast from the beach and approximately 240 feet southeast from the Semeniuk Slough canal. The Property is separated from the canal by a row of residences on both Canal and Orange Street.
4. The Property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.
5. The Property is not located adjacent to a Coastal View Road, public access way, or Coastal Viewpoint as identified in the CLUP. The nearest Coastal Viewpoint is located on the eastern corner of Canal and 62nd Street, where there is a public view of the canal. The Viewpoint is not visible from the Property as it is located approximately 880 feet northeast. As currently developed, the Property is not located within the view shed of the Viewpoint. The proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

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. Implementation Plan Section 21.30A.040 requires that the provision of public access bears a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project adds an additional bedroom to the second story on an existing two-story, single-unit residence located on a standard R-1 lot. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. The Project is located near various Public Beach Access points as identified in the CLUP and provides vertical access through the street ends of Lancaster Street (approximately 260 feet northwest of the Property) and Sunset Drive (approximately 400 feet north of the Property). Lateral access to the coast is available through West Coast Highway which is approximately 550 feet south of the Property. The Project does not include any features that would obstruct access along these routes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 1 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 PA2025-0188, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 LCP Implementation Plan, of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 13TH DAY OF NOVEMBER 2025.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
3. Demolition beyond the approved scope of work requires planning division approval before the commencement of work. Approval of revisions to project plans is not guaranteed. Any changes in the current scope of work may require the entire structure to be demolished and redeveloped in conformance with the current Zoning Code Development Standards.
4. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
5. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
6. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and

construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

7. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
8. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
9. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
10. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this CDP.
11. This CDP may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
12. *Before the issuance of building permits, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
13. 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.
14. *Before the issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
15. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
16. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday, and 8:00 a.m. Noise-generating construction activities are not allowed on Sundays, or Holidays.

17. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control), under Sections 10.26.025 (Exterior Noise Standards) and 10.26.030 (Interior Noise Standards), and other applicable noise control requirements of the Newport Beach Municipal Code (NBMC).
18. Before the issuance of the building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
19. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
20. This Coastal Development Permit No. PA2025-0188 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.
21. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Tenaglia Residence, including but not limited to Coastal Development Permit No. PA2025-0188**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorney's fees, and damages that which the City incurs in enforcing the indemnification provisions set forth in provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Building Division

22. The Applicant shall obtain all applicable permits from the City's Building Division. The construction plans must comply with the most recent City-adopted version of the California Building Code (CBC).

Public Works Department

23. The Applicant shall install a new sewer cleanout on the existing sewer lateral per City Standard 406. The new sewer cleanout shall be located within the sidewalk area along the Colton Street frontage.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP

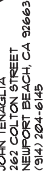


Coastal Development Permit No. (PA2025-0188)
262 Colton Street

Attachment No. ZA 3

Project Plans

262 COLTON STREET
NEWPORT BEACH, CA. 92663



SITE ADDRESS/
OWNER:

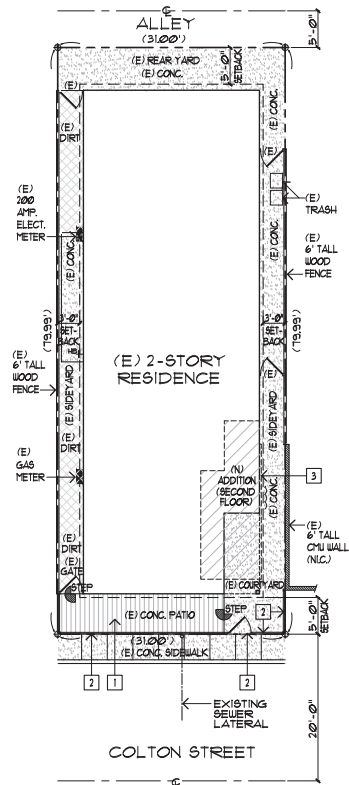
TITLE/DATA SHEET
SITE/ROOF PLAN

17 SEPT. 2025

TENAGLIA: CDP

5 ORANGE AVE
SUITE B
MARTINSON BEACH
A. 92846
(619) 675-9488

1



SITE PLAN: LOT: AB, TRACT: 772, NEWPORT SHORES
APN: 045-061-33



SCALE = 1/8" = 1'-0"

1. (E) RAISED CONC. PATIO WITH CERAMIC TILE PAVERS.
2. (E) 42" TALL MAX. METAL & GLASS GATE AND FENCE.
3. LINE OF (N) SECOND FLOOR WALL ABOVE.

- • AREA OF PROPOSED SECOND FLOOR ADDITION
- • (E) LANDSCAPE AREA
- • (N) 6" CMU WALL, 6'-0" TALL ON NEIGHBOR'S PROPERTY LINE, (N.I.C.)
- • (N) 6" CMU WALL, 6'-0" TALL.
- • (N) DOWNSPOUT & GUTTER, W.N.O.

1. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK.
2. WORK WITHIN THE CITY RIGHT-OF-WAY, A PUBLIC WORKS DEPT. ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE PUBLIC WORKS DEPT. PERMIT CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPT. INSPECTION, IF ANY OF THE EXISTING PUBLIC UTILITIES (SEWER, WATER, GAS, ETC.) ARE DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT ARE REQUIRED TO BE REPAIRED. IF ANY EXISTING UTILITIES INFRASTRUCTURE ARE DETERMINED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, 4-INCH WATER SERVICE, 6-INCH GAS SERVICE, OR CEMENT AND BOX LID WILL BE REQUIRED. 100% OF THE COST SHALL BE PAID BY THE OWNER.
3. THE COSTS OF THE PERMIT SHALL BE \$4,600.00 AND \$668.00/30' SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT.
4. THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
5. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
6. IF A BUSINESS OR RESIDENT OF THE CITY OF NEWPORT BEACH DOES NOT RELIEVE AFFILIATES OF THE LEGAL REQUIREMENTS TO OBTAIN COVENANTS, EASEMENTS, OR OTHER RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PERMITS, THEY SHOULD CONSULT WITH THE COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. ANY WORKING BY AUTHORITY OF THE CITY OF NEWPORT BEACH.
8. A CAL-OCOA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR CORROSION AND UNDERMINING.
9. FENCES, HEDGES, WALLS, RETAINING WALLS, GUARDRAILS AND HANDRAILS OR ANY COMBINATION THEREOF SHALL NOT EXCEED 42 INCHES ABOVE THE PROPOSED FINISHED SURFACE TO CONSTRUCTION WITHIN THE REQUIRED FRONT SETBACK AREA.
10. ANY COVERED LANDSCAPE AREA IS LESS THAN 500 SF.
11. THE MAXIMUM TIME TO COMPLETE CONSTRUCTION OF THE PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2018.
12. ANY REQUIRED PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
13. THE MAXIMUM ADDITION TO THE PROPERTY IS 10% WITHIN A 10 YEAR PERIOD.
14. ALL WORK RELATING TO SEWER WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR A C-42 LICENSED GENERAL ENGINEERING CONTRACTOR.

BUILDING TYPE	Y-B
OCCUPANCY TYPE	R-3
FIRE SPRINKLERS	NO
ZONE	R-1
FLOOD ZONE	NO
LIQUEFACTION ZONE	YES
FOUNDATION UPGRADE REQUIRED	NO
COASTAL ZONE	RSD-C
FRONT SETBACK	5'-0"
SIDE YARD SETBACK	3'-0"
REAR YARD SETBACK	5'-0"
HEIGHT LIMIT	29'/24" MAX.
LOT AREA	2,479 SF.
BUILDABLE AREA	1,750 SF.
ALLOWABLE SF. AREA (2X BUILDABLE)	3,500 SF.
OPEN SPACE PROVIDED (15% BUILDABLE)	263 SF.
OPEN SPACE REQUIRED (28%)	490 SF.
EXISTING FIRST FLOOR AREA	1,335 SF.
EXISTING SECOND FLOOR AREA	602 SF.
EXISTING TOTAL FLOOR AREA	1,937 SF.
EXISTING GARAGE	755 SF.
EXISTING GROSS FLOOR AREA	2,192 SF.
PROPOSED SECOND FLOOR ADDITION	166 SF.
PROPOSED SECOND FLOOR AREA	168 SF.
PROPOSED TOTAL FLOOR AREA ADDITION	168 SF.
PROPOSED TOTAL FLOOR AREA	2,103 SF.
PROPOSED GROSS FLOOR AREA	2,358 SF.
EXISTING COVERED DECK AREA	312 SF.
EXISTING INTERIOR REMODEL AREA	541 SF.
EXISTING FRONT PATIO AREA	105 SF.
EXISTING 2ND FLR. OPEN DECK AREA	242 SF.
EXISTING LANDSCAPE AREA	236 SF.

1. TITLE/DATA SHEET & SITE PLAN
2. PROPOSED FLOOR PLANS
3. ROOF PLAN, AREA CALCULATIONS
4. EXTERIOR ELEVATIONS
5. EXTERIOR ELEVATIONS
6. BUILDING SECTIONS

ADD BED 4 AT SECOND FLOOR.

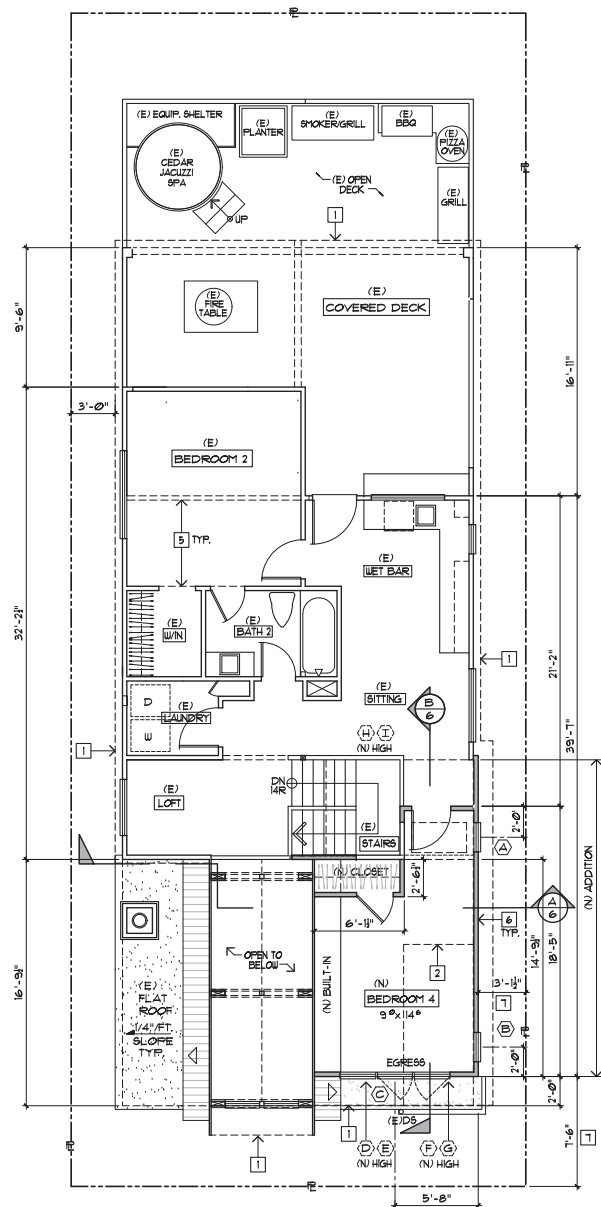
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
 CALIFORNIA RESIDENTIAL CODE, 2022 EDITION;
 THE CALIFORNIA PLUMBING CODE, 2022 EDITION;
 THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION;
 THE CALIFORNIA MECHANICAL CODE, 2022 EDITION;
 THE CALIFORNIA FIRE CODE, 2022 EDITION;
 THE CALIFORNIA ENERGY CODE, 2022 EDITION;
 THE CALIFORNIA GREEN BUILDING STANDARDS CODE,
 2022 EDITION;
 ALL AMENDMENTS AS ADOPTED IN THE NEWPORT BEACH
 MUNICIPAL CODE.

PROJECT LOCATION:
262 COLTON STREET

ARCHITECT:
(APPLICANT)

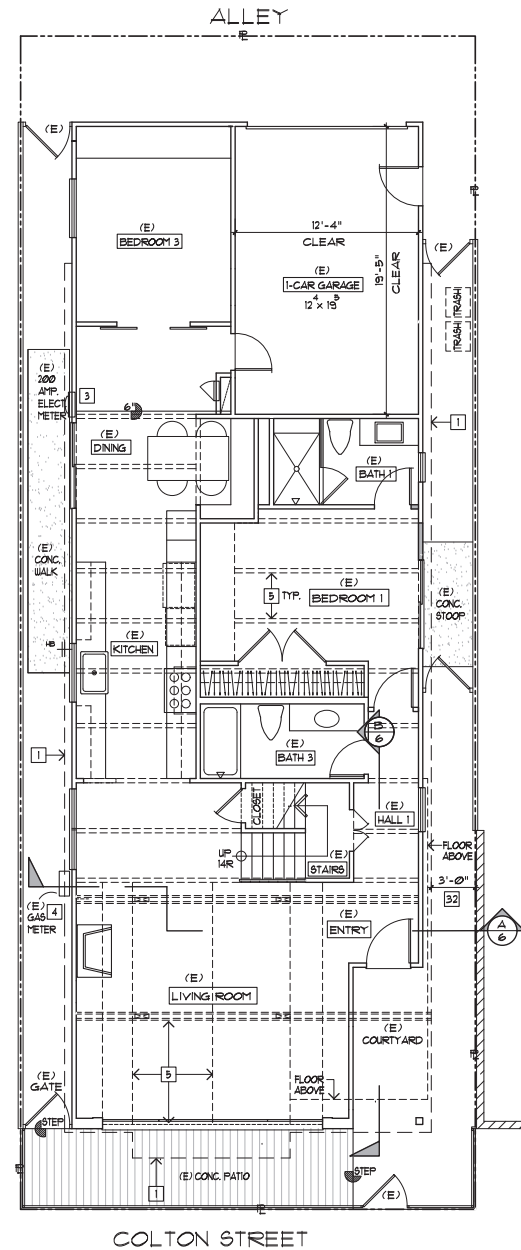
PACIFIC COAST ARCHITECTS
305 ORANGE AVE. SUITE B
HUNTINGTON BEACH, CA. 92648
(949) 675-9468
ATTN: PHIL EDMONDSON
pca@pca-hb.com

\$29,880.00



PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

□ FLOOR PLAN NOTES:

1. LINE OF ROOF ABOVE.
2. LINE OF WALL BELOW
3. (E) 200 AMP ELECTRICAL PANEL.
4. (E) GAS METER
5. (E) DROP BEAMS ABOVE.
6. (N) $\frac{3}{8}$ " STUCCO FINISH TO MATCH (E), ON PAPER BACKED METAL LATH (30 LB. PAPER GRADE "D"), ON $\frac{1}{2}$ " PLYWOOD SHEARWALL, (WHERE REQUIRED) ON 2X4 STUDS $\times$ 16" O.C., W/ R-13 BATT INSULATION AND $\frac{3}{8}$ " GYP. BRD. AT INTERIOR WALL, AT ALL NEW WALLS.
7. THIS IS WALL DISTANCE TO PROPERTY LINE.

(N) WINDOWS

NOTE: ALL WINDOWS ARE (E), UNO.

SIZE	TYPE	MAT'L	EGRESS	TEMP.	U-VALUE
A 2" x 4"	CASEMENT	VNLT	NO	NO	0.30
B 2" x 4"	CASEMENT		NO	NO	0.30
C 1" x 5"	CASE-DOXX		YES	NO	0.30
D 3" x 1" x 1" x 2"	FIXED		NO	NO	0.30
E 1" x 6" x 3"	FIXED		NO	NO	0.30
F 1" x 6" x 3"	FIXED		NO	NO	0.30
G 3" x 1" x 1" x 2"	FIXED		NO	NO	0.30
H 9" x 10" x 4"	FIXED				
I 9" x 10" x 4"	FIXED		NO	NO	0.30

LEGEND:

-  EXISTING WALLS TO REMAIN
 WALLS TO BE REMOVED
 NEW 2x4 STUDS @ 16" O.C., EXCEPT
 2x6 STUDS @ PLUMBING WALLS
 (E), (E) EXISTING
 (N) NEW
 T5 TOP OF CONC. SLAB



**SITE ADDRESS/
OWNER:** JOHN TENAGLIA
262 COLTON STREET
NEWPORT BEACH, CA 92663
(914) 204-6145

PROPOSED FLOOR PLANS

17 SEPT. 2025



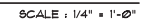
808 ORANGE AVE.
SUITE 2
HARTSDEN BEACH,
CA. 92648
1940 575-6488

TENAGLIA: CDP

2



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





JOHN TENAGLIA
342 COLTON STREET
NEWPORT BEACH, CA 92663
(949) 264-6145

EXTERIOR ELEVATIONS

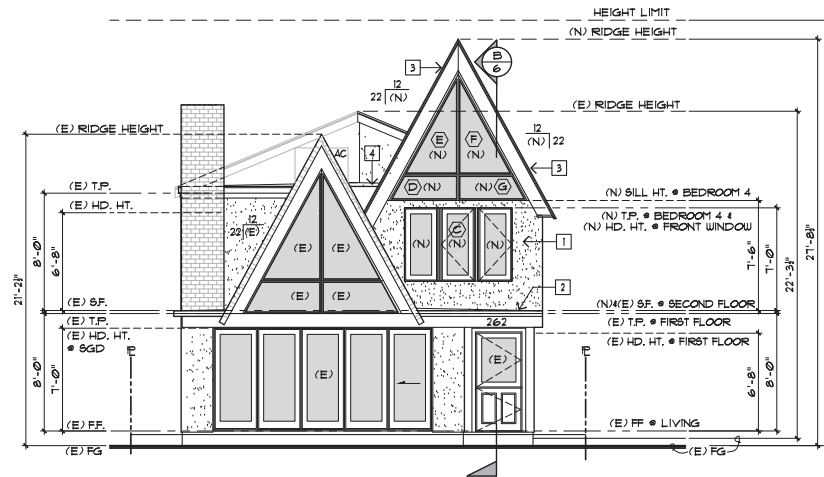
17 SEPT. 2025

TENAGLIA CDP



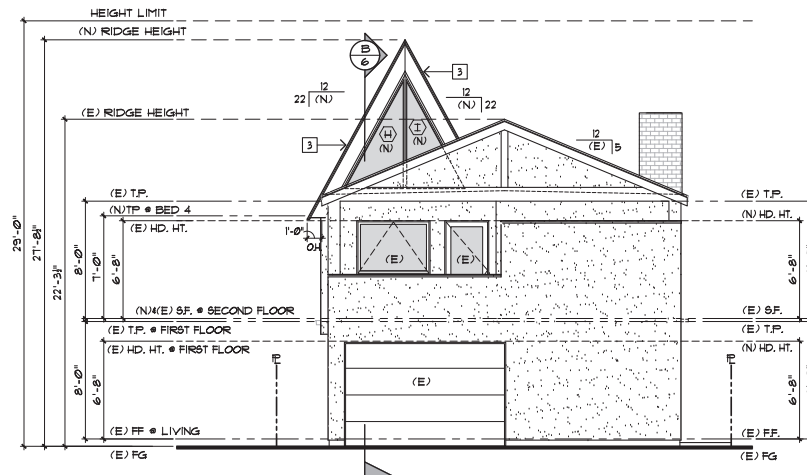
PACIFIC COAST
ARCHITECTS
806 CHURCH AVE.
SUITE B
HAWAIIAN BEACH,
CA 92646
(408) 676-0466

4



ELEVATION NOTES:

- (N) 3/8" STUCCO FINISH TO MATCH (E).
- (N) 1/2" FT. SLOPE FLAT ROOF W/ (E) MODIFIED BITUMEN ROOFING, 'SAF' OR EQUAL, ESR#1757, WITH 4" ALUM. GUTTER TO REMAIN.
- (N) A-FRAME ROOF TO MATCH (E) W/ (N) CLASS 'A' ARCHITECTURAL SHINGLE ROOFING 'MALARKY' ESR# 3150
- PROVIDE (N) CRICKET FOR ROOF DRAINAGE. REFER TO ROOF PLAN FOR MORE INFO.





EXTERIOR ELEVATIONS

17 SEPT. 2025



1005 ORANGE AVE.
SUITE B
JUNTINGTON BEACH,
CA. 92648
3491 675-2433



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



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

NOTE: REFER TO SHEET 4
FOR ELEVATIONS NOTES.



JOHN TENAGLIA
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NEWPORT BEACH, CA 92663
(949) 264-6145
SITE ADDRESS/
OWNER

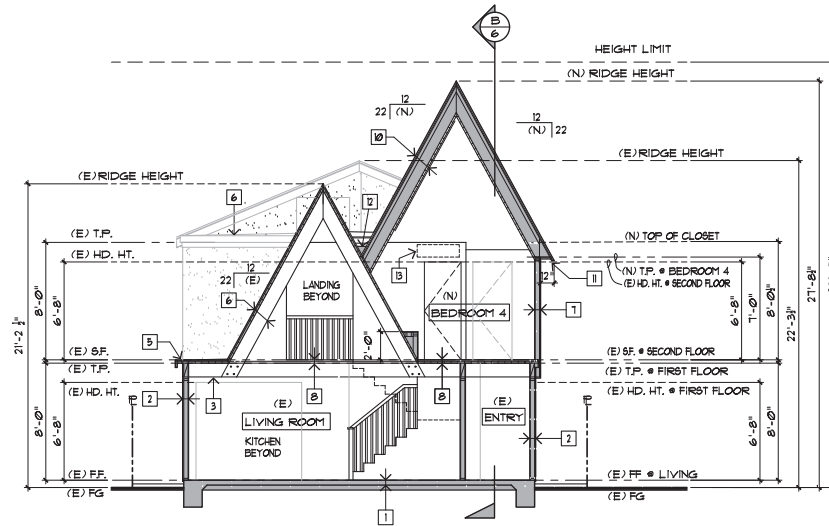
BUILDING SECTIONS

17 SEPT. 2023

TENAGLIA CDP



805 CHURCH AVE.
SUITE B
NEWPORT BEACH,
CA 92663
(949) 676-0468

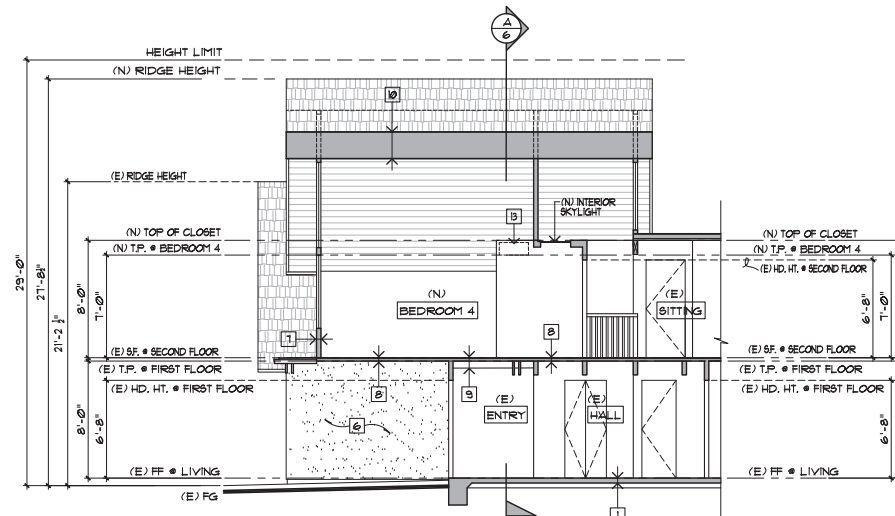


SECTION A

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

SECTION NOTES:

- (E) FOUNDATION TO REMAIN.
- (E) 2x4 STUD WALL WITH (E) STUCCO FINISH TO REMAIN.
- (E) (2) 2x2 CEILING JOISTS @ 96" O.C. BOLTED TO ROOF FRAMING TO REMAIN.
- (N) 1/2" FT. SLOPE FLAT ROOF W/ (N) MODIFIED BITUMEN ROOFING, 5/8" OR EQUAL, ESR#1751. NO VENTILATION REQUIRED FOR ENCLOSED RAFTER BAYS PER NEWPORT BEACH POLICY 1505.5, WITH 4" ALUM. GUTTER TO REMAIN.
- (E) ASPHALT ROOFING ON BUILDING PAPER ON 2x6 TAG SHTG. ON 4x12 JOIST TRUSSES @ 96" O.C. TO REMAIN.
- (E) STUCCO FINISH.
- (N) 3/8" STUCCO FINISH TO MATCH (E) ON PAPER BACKED METAL LATH (30 LB. PAPER GRADE D') ON 1/2" PLYWOOD SHEARWALL, (WHERE REQUIRED) ON (N) 2x4 STUDS @ 16" O.C. W/ R-19 INSULATION AND 1" GYP. BRD. AT INTERIOR WALL, AT ALL NEW WALLS.
- (E) 2x6 TAG WOOD DECKING AT FLOORS UNDER 1/2" PLYWOOD SHEATHING.
- (E) DROP BEAM OR SOFFIT BEYOND.
- (N) CLASS 'A' ARCHITECTURAL GRADE ASPHALT ROOFING 'MALARKY' ESR# 3150 ON 30# FELT ON 1/2" ROOF SHTG. ON HSB STEEL FRAMING W/ 2x10 ROOF JOISTS @ 16" O.C. W/ R-30 BATT INSULATION & 1x6 TAG SHTG. CEILING. NO VENTILATION REQUIRED FOR ENCLOSED RAFTER BAYS PER NEWPORT BEACH POLICY 1505.5.
- (N) 12" DEEP ROOF OVERHANG TO MATCH (E) ROOF.
- PROVIDE CRICKET FOR ROOF DRAINAGE. REFER TO ROOF PLAN FOR MORE INFO.
- (N) MINI-SPLIT HVAC UNIT IN CLOSET CEILING.



SECTION B

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