



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

October 30, 2025
Agenda Item No. 3

SUBJECT: DeCarrier Residential Condominiums (PA2025-0029)
▪ Tentative Parcel Map
▪ Coastal Development Permit

SITE LOCATION: 306 Marguerite Avenue Units A, B, and C

APPLICANT: Mark Teale, Teale Architecture

OWNER: John DeCarrier

PLANNER: Daniel Kopshever, Assistant Planner
dkopshever@newportbeachca.gov

LAND USE AND ZONING

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

PROJECT SUMMARY

A request for a coastal development permit (CDP) to demolish an existing triplex and construct a new, three-story, 3,886 square-foot two-unit residence with 430 square feet of attached, single-car garages and two carport spaces for a total of four parking spaces. The project also includes a 304 square-foot internal Accessory Dwelling Unit (ADU) for a total of three dwelling units proposed on the site. Also proposed is the construction of additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. A tentative parcel map (TPM) is requested to allow for an airspace subdivision of the primary units for individual sale (i.e., for condominium purposes). No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. The tentative parcel map would allow the two primary dwelling units to be sold individually. A CDP is required because the Property is located 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 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, and pursuant to Section 15315 under Class 15 (Minor Land Divisions) 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 the Tentative Parcel Map and Coastal Development Permit (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the RM Coastal Zoning District, which is intended to provide areas appropriate for multi-unit residential developments. The proposed two-unit residence and ADU is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code.
- The property currently consists of one legal lot developed with a triplex. The lot is rectangular in shape and is approximately 3,540 square feet in size.
- The surrounding neighborhood is developed with a mix of one and two-story single-unit, two-unit, and three-unit dwellings with some three-story structures. The nearest beach access is from Inspiration Point, which is approximately 900 feet south of the subject property (Figure 1, below).



Figure 1: Oblique Aerial Image of Subject Property

- The project is not eligible for a Waiver for De Minimis Development because it involves a division of land for condominium purposes.
- The proposed development conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below:

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Marguerite Ave)	5 feet	6 feet 4 inches
Sides	3 feet	3 feet
Rear (Alley)	5 feet	5 feet
Allowable Floor Area (max.)	3,888 square feet	3,886 square feet
Open Volume Area (min.)	377 square feet	529 square feet
Parking (min.)	2 spaces per unit, 1 in garage 1 covered	2 spaces per unit, 1 in garage 1 covered
Height (max.)	28-foot flat roof 33-foot sloped roof	33-foot sloped roof

Hazards / Water Quality

- The finished floor elevation of the first floor of the proposed structure is 112.74 feet North American Vertical Datum of 1988 (NAVD 88), which complies with the minimum 9.00-foot NAVD 88 elevation standard for new structures.
- The property is not located 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. Construction plans are reviewed for compliance with the CBC before building permit issuance.
- The property does not abut coastal waters. A Construction Pollution Prevention Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff into 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.

Public Access and Views

- The project site is not located between the nearest public road and the sea. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC

requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project includes the demolition of a triplex and the reconstruction of a two-unit dwelling with an ADU on an RM zoned lot resulting in no change in number of units. 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 (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 from the Ocean Boulevard, approximately 635 feet southwest of the property. The proposed project replaces an existing triplex with a new two-unit dwelling that complies with all applicable Title 21 (Local Coastal Program Implementation Plan) of the NBMC development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The project ultimately should blend into the skyline and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.
- Coastal access is currently provided and will continue to be provided along Ocean Boulevard, by Inspiration Point which is approximately 800 feet south of the subject property and by the Corona del Mar Main Beach Ramp which is approximately 900 feet south west of the subject property and grants ocean views. The project does not include any features that would impede coastal access.
- The proposed residence implements architectural treatment and visual interest, keeping with the design guidelines of the NBMC. The design implements open space and articulation which prevents the residence from appearing overly bulky. The project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

Tentative Parcel Map

- The tentative parcel map for condominium purposes requires a coastal development permit and conforms to Title 21 (Local Coastal Program Implementation Plan) of the NBMC. The parcel map will meet the required findings found in NBMC Section 21.52.015(F) (Coastal Development Permits – Findings and Decision).
- The Project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density. The State Department of Housing and Community Development (HCD) has verified with the City in an email dated March 23, 2022, that an ADU is considered a housing unit under Government Code Section 66300 provisions to replace existing units.

Therefore, the project of a two-unit residence and accessory dwelling unit to replace the existing triplex does not result in a loss of residential density.

- The TPM will allow for the separate sale of each primary unit in the future. The ADU is proposed as accessory to Unit A
- The project includes conditions of approval requiring public improvements, such as the reconstruction of sidewalks, curbs and gutters along the Marguerite Avenue frontage and along the alley frontages as needed. Existing private improvements (pavers) within the Marguerite Avenue parkway will be removed and replaced with sod or other drought tolerant landscaping and utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.
- To avoid conflict between the proposed tentative parcel map boundaries and the existing building footprint, the attached resolution includes Condition of Approval No. 2, which requires demolition of the existing buildings prior to recordation of the final parcel map.
- This condominium project is not subject to the assessment of Fair Share Fees and In-Lieu Park Dedication fees as the project does not result in the net increase of residential units.
- The proposed subdivision and associated improvements are consistent with the standards and policies of the Zoning Code, Local Coastal Implementation Plan, and the General Plan. Complete findings and facts in support are enumerated in the draft resolution (Attachment No. ZA 1).

ENVIRONMENTAL REVIEW

This project is exempt from the CEQA under Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines., Title 14, Division 6, Chapter 3 and under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project includes a two-unit condominium subdivision and will conform to all development standards, and therefore, is consistent with and eligible for the Class 15 Exemption.

Class 3 exempts the construction of limited numbers of new, small, structures including construction of up to six dwelling units in urbanized areas. The proposed project consists of the demolition of a three-unit dwelling and the construction of a new 3,886 square-foot, three-story, two-unit dwelling with an internal ADU and two attached single-car garages and two carports in the RM Coastal Zoning District. The project is consistent with the Class 3 exemption.

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.

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) and Title 19 (Subdivisions) of the NBMC. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Daniel Kopshever, Assistant Planner

JP/djk

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Tentative Parcel Map No. 2025-138
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING TRIPLEX AND CONSTRUCT A NEW THREE-STORY TWO-UNIT DWELLING WITH AN ACCESSORY DWELLING UNIT AND A TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES LOCATED AT 306 MARGUERITE AVENUE UNITS A, B, AND C (PA2025-0029)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Mark Teale of Teale Architecture (Applicant) on behalf of the owner John DeCarrier (Owner) with respect to property located at 306 Marguerite Avenue, and legally described as Lot 8, Block 239, of the Corona Del Mar Tract (Property), requesting approval of a coastal development permit (CDP) and a tentative parcel map (TPM).
2. The Applicant requests a CDP to demolish an existing triplex and construct a new, three-story, 3,886 square-foot two-unit residence with 430 square feet of attached, single-car garages, and two carport spaces for a total of four parking spaces. The project also includes a 304 square-foot internal Accessory Dwelling Unit (ADU) for a total of three dwelling units proposed on the site. Also proposed is the construction of additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. A TPM is requested to allow for an airspace subdivision of the primary units for individual sale (i.e., for condominium purposes). No waivers of the Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The TPM would allow the two primary dwelling units to be sold individually (Project).
3. The Property is categorized as RM (Multiple Residential) by the General Plan Land Use Element and is located within the RM (Multiple Residential) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is RM-E (Multiple Unit Residential) - (30.0 – 39.9 DU/AC) and it is located within the RM (Multiple Residential) Coastal Zoning District.
5. A public hearing was held on October 30, 2025, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with 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. The Project is categorically exempt from the California Environmental Quality Act (CEQA) 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. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structures. Class 3 also exempts the demolition of up to three single-unit dwellings and additions of up to 10,000 square feet to existing structures and allows the construction or conversion of up to three single-unit dwellings. In this case, the Project will demolish an existing three-unit triplex and construct a new 3,886 square-foot, three-story, two-unit residence with an ADU.
3. This Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) 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.
4. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for a two-unit condominium subdivision that will conform to all development standards and is therefore consistent with and eligible for the Class 15 Exemption.
5. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

Coastal Development Permit

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

Finding:

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

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 3,888 square feet and the proposed floor area is 3,886. The proposed floor area exempts 200 square feet from each of the two attached single car garages, consistent with Table 2-3 of NBMC 21.18.030 (Residential Coastal Zoning Districts General Development Standards).
 - b. The Project provides the minimum required setbacks, which are five feet along the front property line fronting Marguerite Avenue, three feet along each side property line, and five feet along the rear property line abutting the alley.
 - c. The highest guardrail is less than 28 feet from established grade, an elevation of 141.45 feet North American Vertical Datum of 1988 (NAVD 88) and the highest ridge is no more than 33 feet from established grade. The Project therefore complies with all height requirements.
 - d. The Project provides a total of four parking spaces, two single-car garages and two carport spaces, meeting the minimum requirement for a two-unit dwelling. No parking is required for the ADU.
 - e. The Project proposes a minimum top of slab elevation of 112.74 feet NAVD 88, which complies with the minimum 9.0-foot top of slab elevation requirement for interior living areas of new structures.
2. The surrounding neighborhood is developed with a mix one- to three-story single, two-, and three-unit dwellings. The proposed design, bulk, and scale of the Project is consistent with the existing neighborhood pattern of development.
3. The Project proposes to demolish the existing triplex on-site to construct a two-unit residence and attached ADU. The Project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density. The State Department of Housing and Community Development ("HCD") has verified with the City in an email dated March 23, 2022, that an ADU is considered a housing unit under Government Code Section 66300 provisions to replace existing units. The Property Owner has certified that the units are not "protected" units under Section 66330 Subdivision (d)(2). The Project is consistent with the General Plan, Local Coastal Program, and Zoning designations that allow two-unit residences and accessory dwelling unit land uses. Under Coastal Land Use Plan Table 2.1.1-1, the Multiple Unit Residential (RM) category is intended to provide primarily for multi-family residential development containing attached or detached dwelling units. Implementation Program (IP) Table 21.18-1 in Section 21.18.020 (Residential Coastal Zoning Districts Land Use) of NBMC shows "Two-Unit Dwellings" and "Accessory Dwelling Units" as allowed uses in the RM Coastal Zoning District. Therefore, the project of a two-unit residence and ADU to replace the existing triplex is consistent with the RM zoning and land use designations and does not result in a loss of residential density.

4. The Property is within a developed neighborhood, is located more than 800 feet from the beach, and is not located near or adjacent to any natural landforms including coastal bluffs, and is not within the proximity of any environmentally sensitive areas.
5. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. Condition of approval no. 19 is included, which requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
6. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is from Ocean Boulevard, approximately 635 feet southwest of the property. Similarly, the nearest coastal view road segments are located along Ocean Boulevard. These areas offer views of the Pacific Ocean and the Newport Harbor. The Property is upland of these viewpoints and lies outside their viewshed.
7. The proposed three-story design is consistent with the existing neighborhood pattern of development. The project will not affect the existing views afforded from the viewing areas. The project will replace an existing triplex with a new two-unit dwelling and ADU that complies with all applicable development standards. The project presents the opportunity to enhance views by updating a structure built in 1950 with a new building with an updated design and is not near the Pacific Ocean or Newport Harbor, where public views are oriented. Therefore, the project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts to public views.

Finding:

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

Facts in Support of Finding:

1. The project site is not located between the nearest public road and the sea or shoreline. As such, it is not necessary to assess the consistency with the public access and public recreation policies of Chapter 3 of the Coastal Act. 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 includes the demolition of a triplex and the construction of a two-unit dwelling with an ADU on an RM zoned lot. 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 (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. Coastal access is currently provided and will continue to be provided along Ocean Boulevard, by Inspiration Point which is approximately 800 feet south of the Property and

by the Corona del Mar Main Beach Ramp which is approximately 900 feet south west of the Property. The project would not impact coastal access opportunities.

3. The TPM is for a property that is over 850 feet from the nearest beach and the approval of the map will not affect public recreation, access, or views. There are several streets and blocks of residential properties between the subject property and the Newport Harbor.

Tentative Parcel Map

In accordance with Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC, the following findings, and facts in support of such findings, are set forth:

Finding:

- C. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The TPM is for two-unit condominium purposes. The property owner proposes to demolish the existing residential triplex and construct a new two-unit condominium building with an ADU. The TPM will allow for the separate sale of each primary unit in the future. The ADU is proposed as accessory to Unit A. The proposed subdivision and improvements are consistent with the allowed density of the RM Zoning District and the Multiple Residential (RM) General Plan Land Use designation.
2. The Property is not located within a specific plan area.

Finding:

- D. *That the site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for attached residential dwellings, as it is regular in shape and relatively flat. The Property is currently developed with a residential triplex that will be replaced with an attached, two-unit residential condominium with an ADU.
2. The Property is accessible by pedestrians from Marguerite Avenue at the front property line and from the alley abutting the rear property line. Vehicular access is available only from the alley.
3. The Property is adequately served by existing utilities, including electrical, water, and sewer. Conditions of Approval Nos. 16, 21, 22 and 23 require separate utility connections for each condominium unit, including fire sprinkler lines.

4. There is no proposed change in density. The Property is currently developed with three residential units and will be redeveloped with a total of three units, resulting in no net change in number of dwelling units.

Finding:

- E. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

1. The Property is located within a developed residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from CEQA pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines.

Finding:

- F. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. The TPM is for residential condominium purposes. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the Applicant pursuant to Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. The Project shall comply with all ordinances of the City and all Conditions of Approval.
2. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Marguerite Avenue frontage and the alley, as needed.
3. Existing improvements (paving, fence, walls) within the Marguerite Avenue parkway will be removed and replaced with new turf or other drought tolerant landscaping.

4. Utilities shall be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.

Finding:

- G. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Fact in Support of Finding:

1. The Public Works Department has reviewed the proposed TPM and determined that the design of the development will not conflict with easements acquired by the public at large, for access through, or use of Property within the proposed development because no public easements are located on the Property.

Finding:

- H. *The subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the Property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property is developed for residential use and is in the RM Zoning District, which permits residential uses.

Finding:

- I. *In the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. The California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a “land project” as previously defined in Section 11000.5 of the California Business and Professions Code because the Project site does not contain 50 or more parcels of land.
2. The Project is not located within a specific plan area.

Finding:

- J. Solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The TPM and any future improvements are subject to Title 24 of the California Code of Regulations (the California Building Code) which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- K. The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City’s share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City’s residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The Project is consistent with the RM Zoning District, which allows for multi-unit residential developments. Therefore, the TPM for a two-unit, residential, condominium with an ADU will not affect the City in meeting its regional housing needs.

Finding:

- L. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. Wastewater is designed to discharge into the existing sewer system and complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- M. For subdivisions lying partly or wholly within the coastal zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three (3) of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone; therefore, a CDP is required in conjunction with the proposed TPM. The Project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the CDP (below) are hereby incorporated by reference.

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 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, and pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit and Tentative Parcel Map filed as PA2025-0029, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action on the Vesting Tentative Tract Map shall become final and effective 10 days following the date this Resolution was adopted unless within such time an appeal is filed with the City Council in accordance with the provision of Title 19 (Subdivisions) of the NBMC.
4. This action on the Coastal Development Permit 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 20 (Planning and Zoning) of the NBMC.

PASSED, APPROVED, AND ADOPTED THIS 30TH DAY OF OCTOBER 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL****Planning Division**

1. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
2. Prior to recordation of the final parcel map, the existing residential triplex shall be demolished.
3. Approval of this project does not constitute approval or implied approval for any future property development permits, including but not limited to demolition permits, coastal development permits, grading permits, or building permits.
4. 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 cause for revocation of this approval.
5. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) and Title 21 (Local Coastal Implementation Plan) of the NBMC.
6. To the fullest extent permitted by law, Applicant shall indemnify, defend 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 **DeCarrier Residential Condominiums including, but not limited to Coastal Development Permit and Tentative Parcel Map (PA2025-0029)**. 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 Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

7. Prior to the final inspection of the building permit for new construction, a Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system NAVD 88. Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.
8. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
9. After the recordation of the parcel map and prior to the building permit final, the Applicant shall apply for a building permit for a description change of the subject project development from "duplex with ADU to "condominium." The development will not be condominiums until this description change permit is final.
10. All improvements shall be constructed as required by Ordinance and the Public Works Department.
11. An encroachment permit is required for all work activities within the public right-of-way.
12. *All damaged sidewalk panels, curb, gutter, sidewalk, and street along Marguerite Avenue and any damaged concrete panels along the alley frontage shall be reconstructed as determined by the Public Works Department.*
13. Prior to the recordation of the parcel map, all existing overhead utilities shall be undergrounded.
14. *The existing City trees along the Marguerite Avenue frontage shall be protected in place.*
15. *All improvements shall comply with the City's sight distance requirement per City Standard 110-L.*
16. *Each for-sale unit shall be served by its individual water service/meter and sewer lateral/cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.*
17. *In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.*

18. *Parkway paving, including the area between the back of walk and property line, within the Marguerite Avenue frontage shall be removed. Turf or other drought tolerant landscaping within the Marguerite Avenue parkway shall be installed.*
19. Prior to the issuance of building permits, the applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species and water efficient irrigation design. The plans shall be approved by the Planning Division.
20. All landscape materials and irrigation systems shall be maintained in accordance with 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.

Building Division

21. Prior to the recordation of the parcel map, separate utilities shall be provided for each primary unit, including water, electrical and gas.

Fire Department

22. A NFPA 13D fire sprinkler system shall be required for the Project.
23. Each primary unit shall have their own dedicated water meter for the fire sprinkler system.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit and Tentative Parcel
Map (PA2025-0029)
306 Marguerite Avenue Units A, B, and C

Attachment No. ZA 3

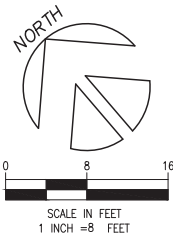
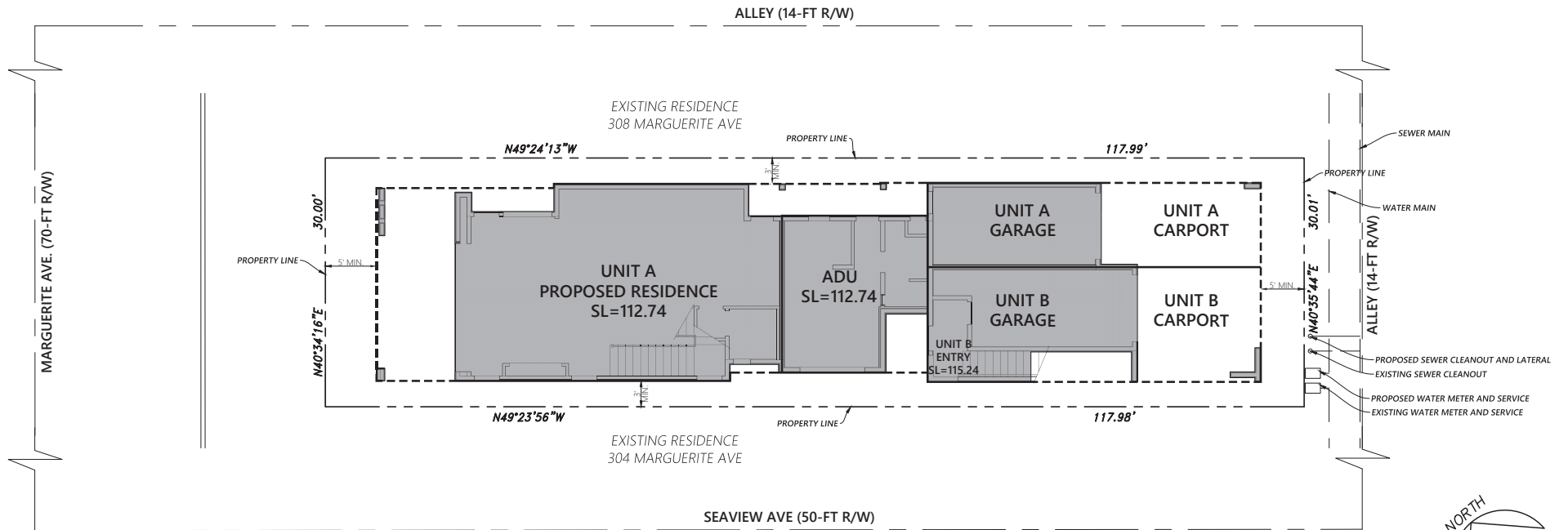
Tentative Parcel Map No. 2023-193

TENTATIVE PARCEL MAP 2025-138

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 8, BLOCK 131 AS PER MAP OF CORONA DEL MAR TRACT FILED IN BOOK 3, PAGES 41 AND 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.
FOR CONDOMINIUM PURPOSES

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381



BENCHMARK:

DESIGNATION: 3K-28A-68

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-28A-68", SET IN THE SOUTHEASTLY CORNER OF A 4 FT. BY 3.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTLY CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND CARNATION AVENUE, 19 FT. NORTHERLY OF THE CENTERLINE OF CARNATION AND 48 FT. EASTERLY OF THE CENTERLINE OF BAYSIDE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV = 40.282 FT. (NAVD88), LEVELED 2011

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6292 AND STATION GPS NO. 6200 BEING N40°35'00"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

SITE ADDRESS:

306 MARGUERITE AVE.
NEWPORT BEACH, CA 92625
APN: 052-103-17

OWNER/ SUBDIVIDER:

BIRE II, LLC
JOHN DECARRIER MANAGING PARTNER
7202 W. COLLEGE DR., SUITE B
PALOS HEIGHTS, IL 60463
949.287.3117

ENGINEER/ SURVEYOR:

CIVILSCAPES ENGINEERING, INC.
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677



CIVILSCAPES
ENGINEERING

PROJECT: 24043 | DATE: MAY 14, 2025

306 MARGUERITE AVE., NEWPORT BEACH

Attachment No. ZA 4

Project Plans

- PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL HAVE A 1-HR FIRE AND 50 SOUND RATING (RECESSED LIGHTING OR EXHAUST) (R302.4 CRC)
- MEMBRANE PENETRATIONS OF RATED ASSEMBLIES BY ELECTRICAL OUTLET BOXES MAY BE PROTECTED SUBJECT TO THE PROVISIONS OF CRC SEC R302.4.1 EXCEPTIONS.

FLOOR FINISH:
FLOOR FINISHES SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC
REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR
ACTUAL MATERIAL SPECIFICATIONS.

FURNITURE:
FURNITURE SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC
REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR

NET GLAZING SHALL BE 8% OF THE FLOOR AREA	CRC R303.1	
NET VENTILATION SHALL BE 4% OF THE FLOOR AREA		
LI/KITCHEN A	47.20 S.F. WNDW AREA REQ'D	206 S.F. PROVIDED
590 S.F.	23.6 OPERABLE WNDW AREA REQ'D	160 S.F. PROVIDED
ADU	10.72 S.F. WNDW AREA REQ'D	39 S.F. PROVIDED
134 S.F.	5.36 OPERABLE WNDW AREA REQ'D	39 S.F. PROVIDED

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK.
NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.
ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF STUD. U.N.O.
ALL EXTERIOR DIMENSIONS SHOWN ARE TO EXT. FACE OF STUD. U.N.O.
OVERALL EXTERIOR DIMENSIONS ARE TO EXT. FACE OF SITS / FOOTING AS INDICATED

NOTE:
FRAMER TO BUILD PARTY WALL BEFORE
UNITS BEFORE BUILDING STAIR. STAIR
BE SUPPORTED FROM BELOW. DO NOT
LEDGER TO PARTY WALL.

NOTE:
ONE HOUR WALL ASSEMBLIES SH-
EXTEND FROM THE FOUNDATION TO
UNDERSIDE OF THE FLOOR AND FR-
FLOOR TO ROOF. R302.3

NOTE:
WATER LINES FOR ALL TOILETS TO
12" ABOVE ROUGH FLOOR



— PENETRATIONS OF WALL OR FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL HAVE A 1-HR FIRE AND 50 SOUND RATING (RECESSED LIGHTING OR EXHAUST) (R302.4 CRC)

— MEMBRANE PENETRATIONS OF RATED ASSEMBLIES BY ELECTRICAL OUTLET BOXES MAY BE PROTECTED SUBJECT TO THE PROVISIONS OF CRC SEC R302.4.1 EXCEPTIONS

[illegible]

- [illegible]

- 70** WHOLE HOUSE VENTILATION: NEW COST AND ADDITIONS + 1,000.00
 PROVIDE A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IN ACCORDANCE WITH THE TRADE PRACTICES CALCULATION.
 PROVIDE MECHANICAL VENTILATION FOR ALL ROOMS EXCEPT BATHS AND ATTIC OR GARAGE UNLESS COMBINED. NATURAL VENTILATION THROUGH DOORS, WINDOWS OR CONTINUOUS OPERATION OF FORCED AIR SYSTEM IS NOT ACCEPTABLE. PROVIDE MECHANICAL VENTILATION FOR ALL SYSTEMS ARE NOT A PERMISSIBLE METHOD OF PROVIDING WHOLE-BUILDING VENTILATION. SEE ENERGY CLIMATE, E-1 TO E-12(a) & ASHRAE 62.1.
- UNIT 1:** PROVIDE 89 CFM MIN. EXHAUST FAN PER ENCL. CLASS, 1, SOME PERMANENTLY ON WITH A NOTE ON THE SWITCH STATING "VENTILATION CONTINUOUS OPERATION REQUIRED WHEN THE HOUSE IS IN USE." PROVIDE PLUG-FAN FOR EACH CLASSIFICATION. PROVIDE PANCAKE VENTILATOR PERMANENTLY SELECT FAN 14 CM.
- UNIT 1:** PROVIDE 62 CFM MIN. EXHAUST FAN PER ENCL. CLASS, 1, SOME PERMANENTLY ON WITH A NOTE ON THE SWITCH STATING "VENTILATION CONTINUOUS OPERATION REQUIRED WHEN THE HOUSE IS IN USE." PROVIDE PLUG-FAN FOR EACH CLASSIFICATION. PROVIDE PANCAKE VENTILATOR PERMANENTLY SELECT FAN 14 CM.
- ADD:** PROVIDE 22 CFM MIN. EXHAUST FAN PER ENCL. CLASS, 1, SOME PERMANENTLY ON WITH A NOTE ON THE SWITCH STATING "VENTILATION CONTINUOUS OPERATION REQUIRED WHEN THE HOUSE IS IN USE." PROVIDE PLUG-FAN FOR EACH CLASSIFICATION. PROVIDE PANCAKE VENTILATOR PERMANENTLY SELECT FAN 14 CM.
- SEE KEYNOTES C3 (A.S., A.S.1) FOR ADDITIONAL INFORMATION.

- [illegible]

FLOOR FINISH:
FLOOR FINISHES SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR ACTUAL MATERIAL SPECIFICATIONS.

FURNITURE:
FURNITURE SHOWN ON ARCHITECTURAL FLOOR PLANS ARE GRAPHIC REPRESENTATIONS ONLY. REFER TO INTERIOR DESIGNER OR OWNER FOR ACTUAL FURNITURE SELECTIONS, IF APPLICABLE.

NET GLAZING SHALL BE 8% OF THE FLOOR AREA		CRIC R303.1
NET VENTILATION SHALL BE 4% OF THE FLOOR AREA		
PRIMARY BED A	17.52 S.F. WINDOW AREA REQ'D	188 S.F. PROVIDED
219 S.F.	8.76 OPERABLE WINDOW AREA REQ'D	138.5 S.F. PROVIDED

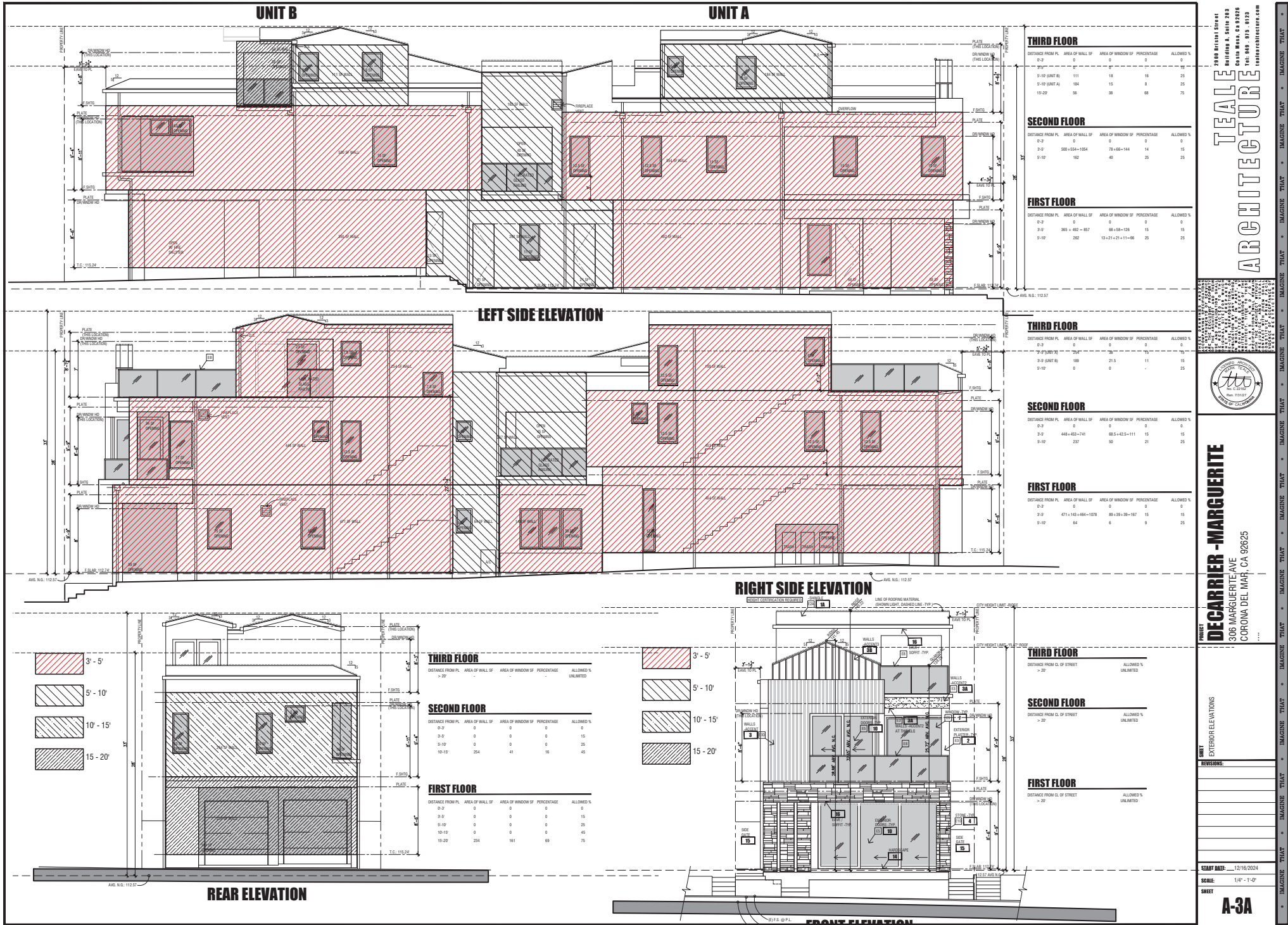
- | | | |
|-----------------------------|--|--|
| BEDROOM 2A
148 S.F. | 11.84 S.F. WINDOW AREA REQ'D
5.92 OPERABLE WINDOW AREA REQ'D | 26 S.F. PROVIDED
26 S.F. PROVIDED |
| LIVING/DINING B
473 S.F. | 37.84 S.F. WINDOW AREA REQ'D
18.92 OPERABLE WINDOW AREA REQ'D | 127 S.F. PROVIDED
127 S.F. PROVIDED |
| PRIMARY BED B
160 S.F. | 12.80 S.F. WINDOW AREA REQ'D
6.40 OPERABLE WINDOW AREA REQ'D | 33 S.F. PROVIDED
33 S.F. PROVIDED |

NOTE: VERIFY OVERALL DIMENSIONS PRIOR TO STARTING WORK.
NOTIFY ARCHITECT IMMEDIATELY SHOULD THERE BE ANY DISCREPANCY.
ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF STUD. U.N.O.
ALL EXTERIOR DIMENSIONS SHOWN ARE TO EX. FACE OF STUD. U.N.O.
OVERALL EXTERIOR DIMENSIONS ARE TO EXT. FACE OF SILLING / FOOTING AS INDICATED

- PROVIDE, AT MOST AREAS, WATER RESISTANT "GREEN" GYPSUM BOARD - GREEN BOARD NOT ACCEPTABLE IN SHOWERS OR THE SURROUNDS.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT GARAGE TO HOUSE.
PROVIDE WATERPROOF MEMBRANE "BUILDING PAPER" BELOW ALL EXTERIOR WALL FINISHES.
2x FRAMING AT 16" O.C. - SEE STRUCTURAL.
PROVIDE 8" WOOD TO EARTH SEPARATION OR PRESSURE TREATED WOOD.
WOOD LOCATED ON CONCRETE SLAB SHALL BE PRESSURE TREATED.
NEW 2x4 STUD WALL FRAMING AT 16" O.C. U.N.O.

- SEE NOTES ABOVE
- EXTERIOR WALLS WITH EXTERIOR PLASTERING TO HAVE WOOD SHIP FURNISH AT EXTERIOR SIDE. PROVIDE TWO LAYERS. GRADE 6 PAPER OVER ALL WOOD BASE SHEATHING. 1" SHOWN FOR EXTERIOR FINISH — SEE STRUCT. DETAILS
- EXTERIOR PLASTER CANTL LATH
Q BUILDING PAPER 1" FURNISH @ 10" O.C.
- 2ND 2ND STUD WALL FRAMING AT 16" O.C. OVER CONCRETE CURB — SEE NOTES ABOVE. PROVIDE 2ND FURNISH.
- NEW 2X6 ONE-HOUR FIRE RATED WALL. MIN. ST. C. OVER 50 BETWEEN UNITS — SEE DETAILS
- CASH INDICATES SOUND RATING
- NEW 2X6 ONE-HOUR FIRE RATED WALL AT BEARING WALLS FOR ONE-HOUR FLOOR ASSEMBLIES — SEE DETAILS
- NEW 2X4 ONE-HOUR FIRE RATED WALL AT BEARING BEARING WALLS FOR ONE-HOUR FLOOR ASSEMBLIES ABOVE — SEE DETAILS

[illegible]



2800 Central Street
Berkeley, CA 94704
Tel: 908. 925. 9729
info@tealearchitecture.com

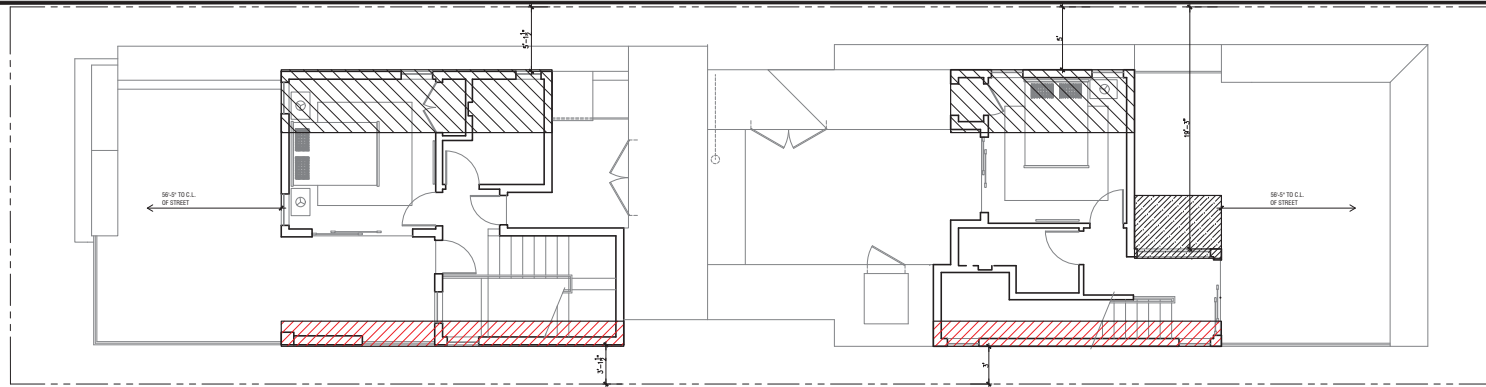
TEALE
ARCHITECTURE



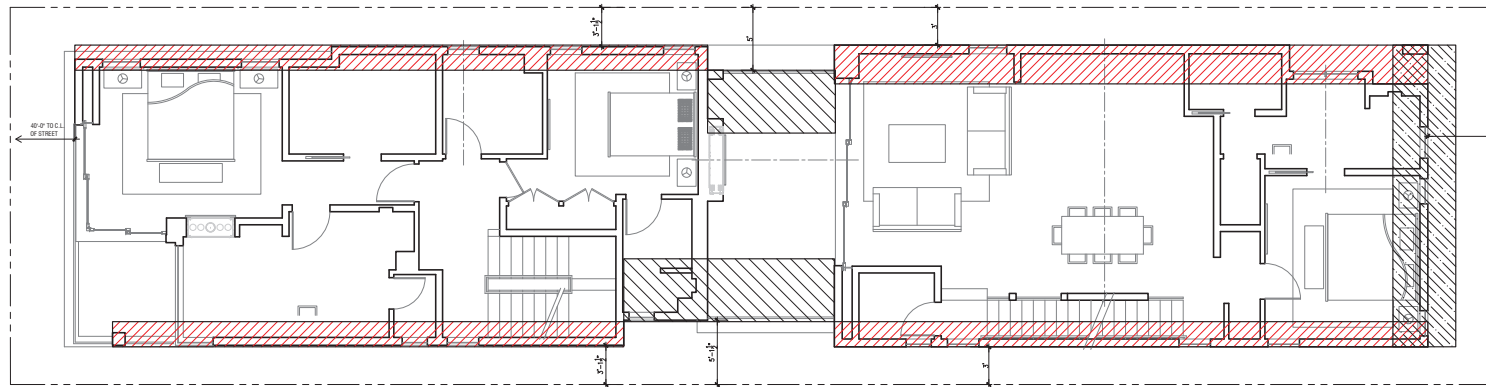
PROJECT
DECARRIER - MARGUERITE
306 MARGUERITE AVE
CORONA DEL MAR, CA 92625

SHEET
EXTERIOR ELEVATIONS
REVISIONS

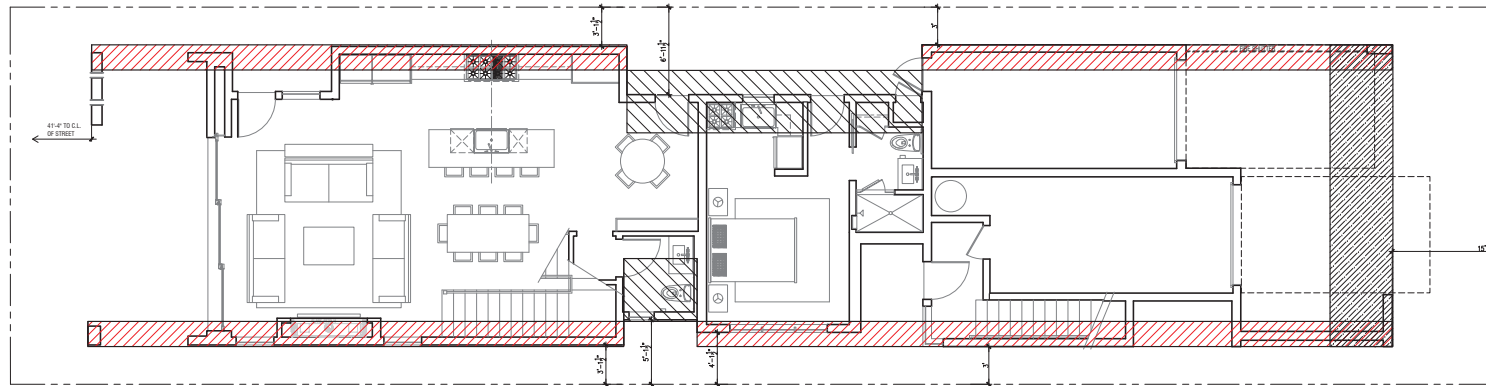
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SHEET: A-3A



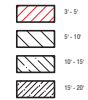
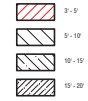
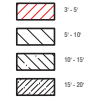
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



**TEALE
ARCHITECTURE**
2800 Bristol Street
Building A, Suite 202
Costa Mesa, CA 92626
Tel: 949.413.8123
tealearchitecture.com

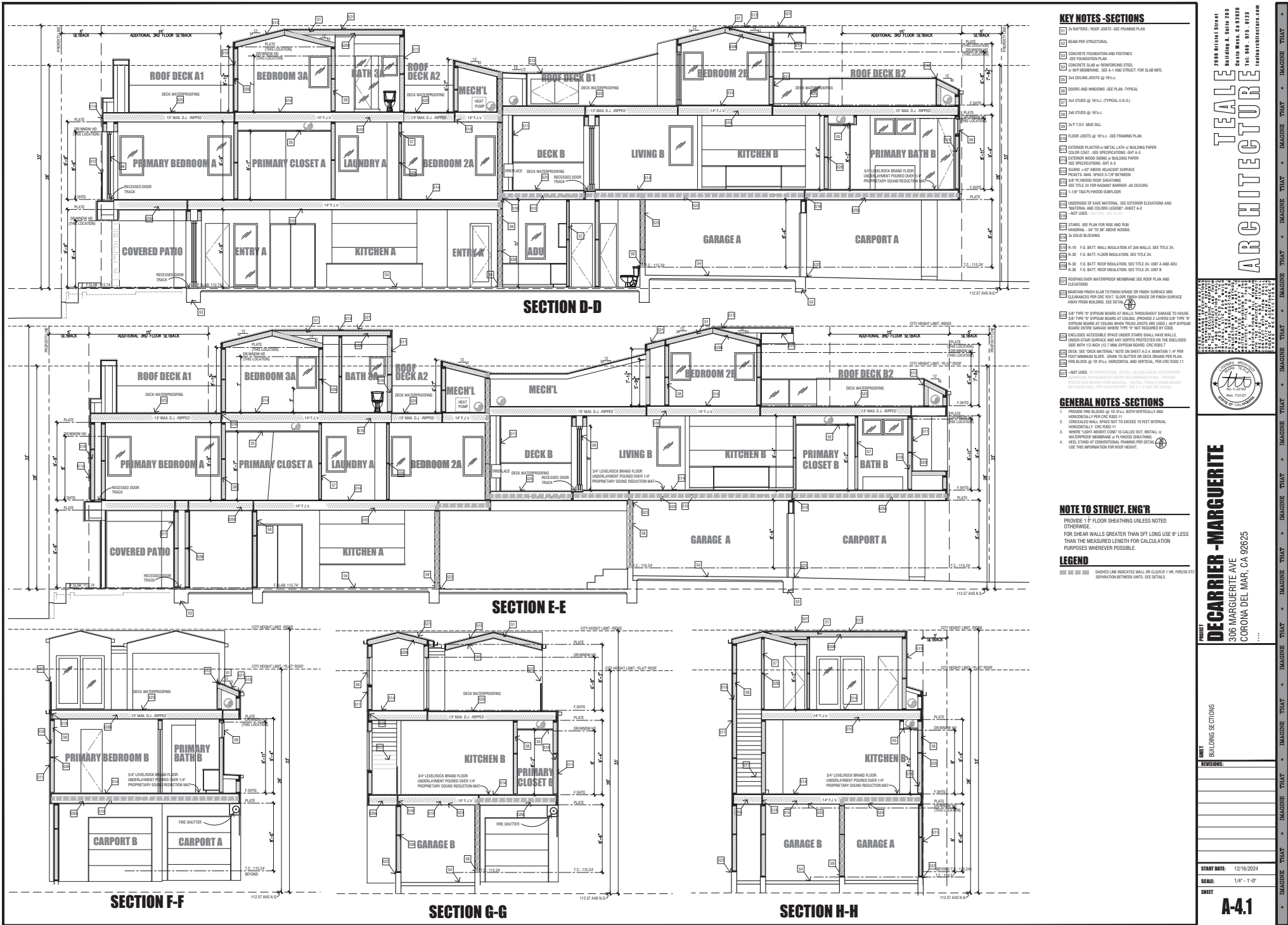


PROJECT
DECARRIER - MARGUERITE
306 MARGUERITE AVE
CORONA DEL MAR, CA 92625
....

SHEET
COMMON PATH OF EGRESS DISTANCE
REVISIONS

START DATE: 12/16/2024
SCALE: 1/4" = 1'-0"

SHEET
A-3B



2000 Original Street
Building A, Suite 200
Corona Del Mar, CA 92625
Tel: 949. 855. 9720
info@tealearchitecture.com

TEALE ARCHITECTURE

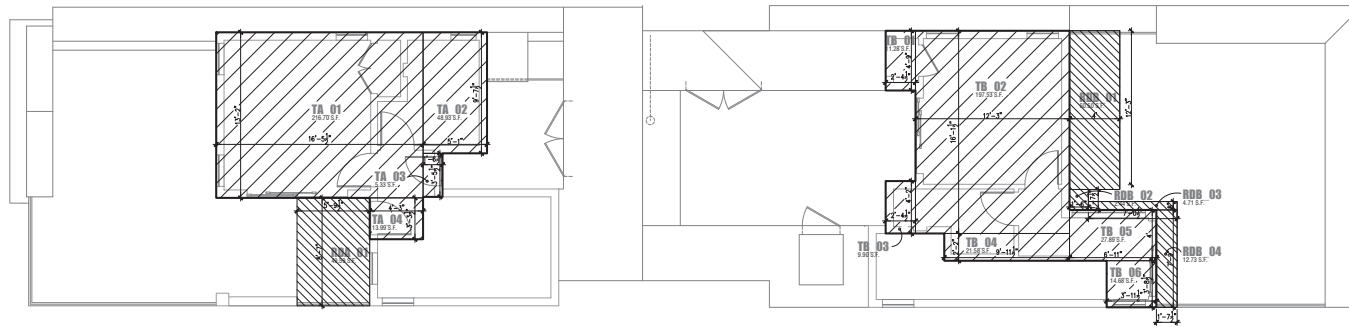
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DECARRIER - MARGUERITE
306 MARGUERITE AVE
CORONA DEL MAR, CA 92625

BUILDING SECTIONS

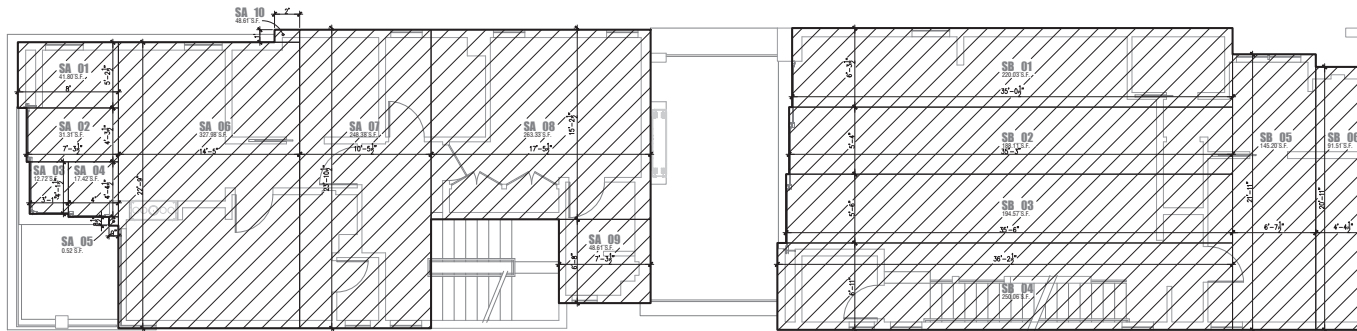
REVISIONS

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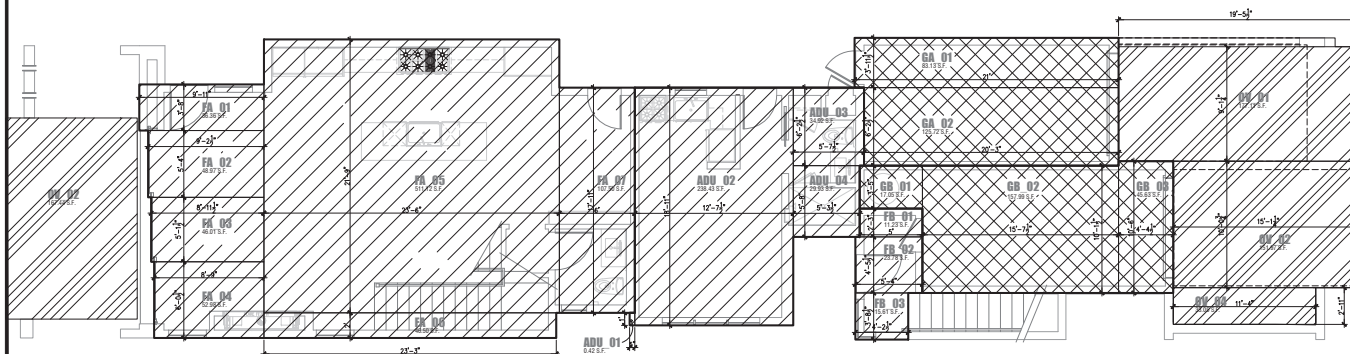
A-41



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIRD FLOOR

THIRD FLOOR - UNIT A	THIRD FLOOR - UNIT B
TA 01 276.70 S.F.	TB 01 176.00 S.F.
TA 02 48.00 S.F.	TB 02 197.25 S.F.
TA 03 15.00 S.F.	TB 03 9.00 S.F.
TA 04 10.00 S.F.	TB 04 21.00 S.F.
TA 05 204.00 S.F.	TB 05 27.00 S.F.
TA 06 200.00 S.F.	TB 06 11.00 S.F.
	TB 07 32.00 S.F.
	TB 08 30.00 S.F.

COVERED ROOF DECK - UNIT A	COVERED ROOF DECK - UNIT B
ROD 01 60.00 S.F.	ROD 01 50.00 S.F.
ROD 02 40.00 S.F.	ROD 02 24.00 S.F.
ROD 03 4.71 S.F.	ROD 03 4.71 S.F.
ROD 04 12.75 S.F.	ROD 04 70.43 S.F.
	ROD 05 70.43 S.F.

SECOND FLOOR

SECOND FLOOR - UNIT A	SECOND FLOOR - UNIT B
SA 01 41.00 S.F.	SB 01 250.00 S.F.
SA 02 30.00 S.F.	SB 02 188.00 S.F.
SA 03 12.75 S.F.	SB 03 194.00 S.F.
SA 04 11.42 S.F.	SB 04 200.00 S.F.
SA 05 0.00 S.F.	SB 05 145.00 S.F.
SA 06 300.00 S.F.	SB 06 81.00 S.F.
SA 07 240.00 S.F.	SB 07 1,000.00 S.F.
SA 08 200.00 S.F.	SB 08 1,000.00 S.F.
SA 09 40.00 S.F.	SB 09 1,000.00 S.F.
SA 10 1,000.00 S.F.	SB 10 1,000.00 S.F.
	SB 11 994.00 S.F.

FIRST FLOOR

FIRST FLOOR - UNIT A	FIRST FLOOR - UNIT B	FIRST FLOOR - ADU
FA 01 36.00 S.F.	FB 01 11.25 S.F.	ADU 01 0.42 S.F.
FA 02 40.00 S.F.	FB 02 208.00 S.F.	ADU 02 208.00 S.F.
FA 03 40.00 S.F.	FB 03 15.00 S.F.	ADU 03 34.00 S.F.
FA 04 50.00 S.F.		ADU 04 200.00 S.F.
FA 05 511.12 S.F.	51 S.F.	303.70 S.F.
FA 06 40.00 S.F.		300.00 S.F.
FA 07 100.00 S.F.		

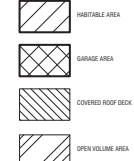
GARAGE - UNIT A	GARAGE - UNIT B
GA 01 80.13 S.F.	GB 01 17.00 S.F.
GA 02 100.75 S.F.	GB 02 107.00 S.F.
GA 03 208.00 S.F.	GB 03 65.00 S.F.
GA 04 200.00 S.F.	GB 04 107.00 S.F.
	GB 05 221 S.F.

OPEN VOLUME

FIRST FLOOR - GARAGE
GV 01 107.11 S.F.
GV 02 107.00 S.F.
GV 03 30.00 S.F.
GV 04 107.42 S.F.
GV 05 300.00 S.F.

NOTE:
ANY DIMENSIONS PROVIDED ON THESE
SQUARE FOOTAGE CALCULATION SHEETS
SHALL BE USED FOR SQUARE FOOTAGE
CALCULATION PURPOSES ONLY.

LEGEND



AREA TOTALS

UNIT A	
FIRST FLOOR	850 S.F.
SECOND FLOOR	994 S.F.
THIRD FLOOR	285 S.F.

GARAGE 209-200= 9 S.F.

COVERED DECK 50 S.F.

ADU 304 S.F.

UNIT B	
FIRST FLOOR	51 S.F.
SECOND FLOOR	1,089 S.F.
THIRD FLOOR	283 S.F.

GARAGE 221-200=21 S.F.

COVERED DECK 70 S.F.

SEE "PROJECT DATA" ON SHEET A-1 FOR
SQUARE FOOTAGE CALCULATIONS.

2900 Bristol Street
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info@tealearchitecture.com

TEALE
ARCHITECTURE



PROJECT
DECARRIER - MARGUERITE
306 MARGUERITE AVE
CORONA DEL MAR, CA 92625

SHEET
SQUARE FOOTAGE CALCULATIONS

REVISIONS

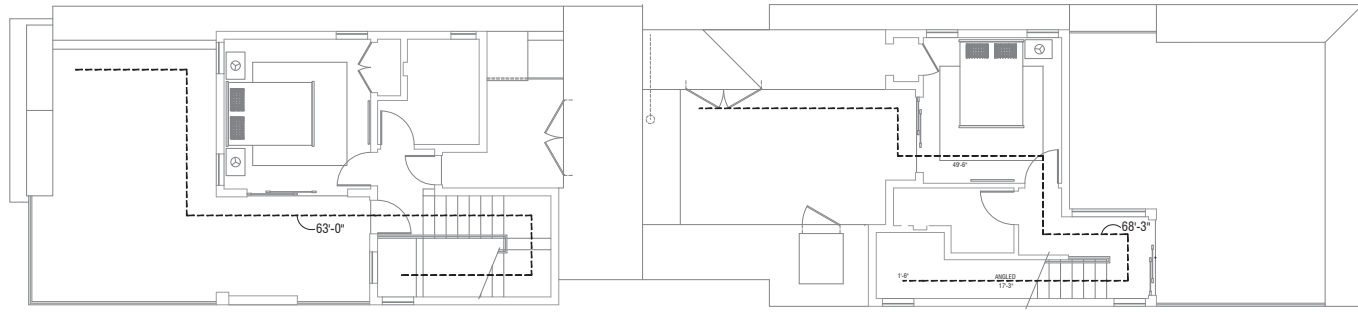
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START DATE: 12/16/2024

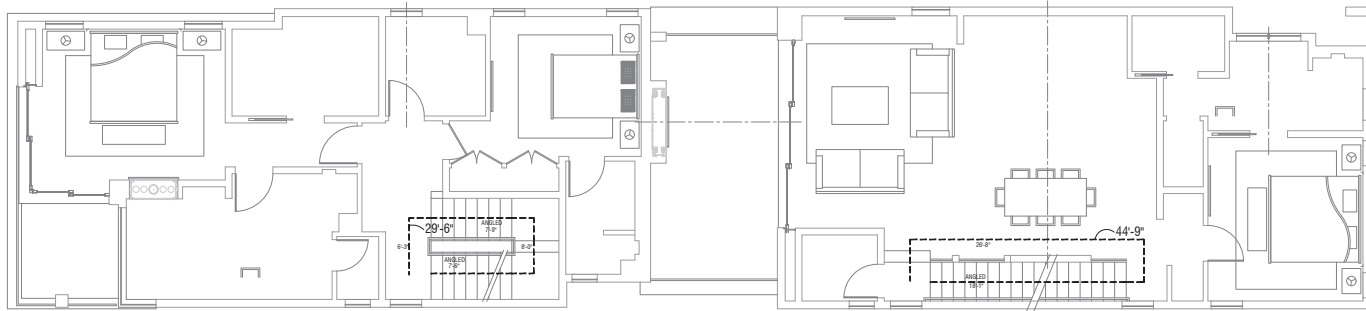
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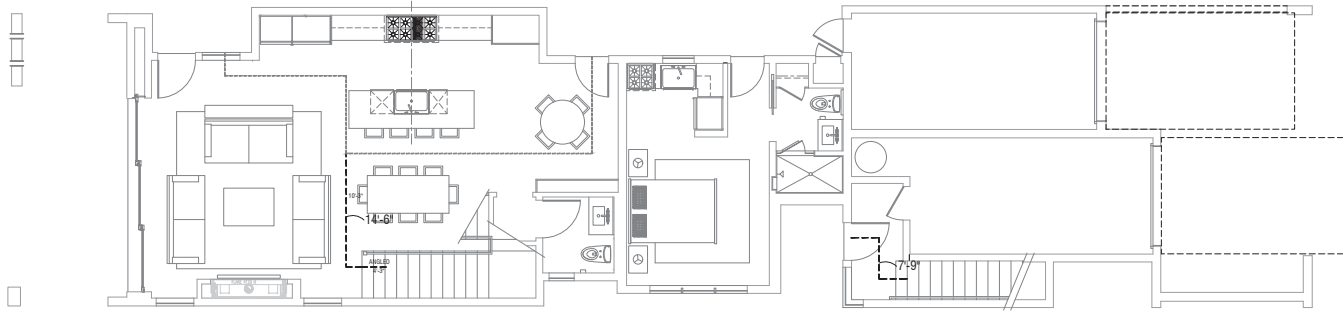
A-6



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

COMMON PATH OF EGRESS DISTANCE

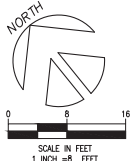
UNIT A	UNIT B
THIRD FLOOR 40 L.F.	THIRD FLOOR 68.25 L.F.
SECOND FLOOR 30.5 L.F.	SECOND FLOOR 44.75 L.F.
FIRST FLOOR 14.6 L.F.	FIRST FLOOR 7.9 L.F.
TOTAL 85.1 L.F. < 125 L.F. MAX.	TOTAL 120.75 L.F. < 125 L.F. MAX.
ALLOWED PER CBC TABLE 1006.2.1	ALLOWED PER CBC TABLE 1006.2.1



LEGEND

CATV CABLE UTILITY BOX
 CONC EDGE OF CONCRETE
 DRO DRAIN OUTLET
 EAVE EAVE OF ROOF
 EDSON EDSON UTILITY VAULT
 EP EDGE OF AC PAVEMENT
 FF FINISHED FLOOR
 FG FINISHED GRADE
 FL FLOWLINE
 FS FINISHED SURFACE
 GFF GARAGE FINISHED FLOOR
 GM GAS METER
 GUT GUTTER
 INV INVERT
 MS MOW STRIP
 NG NATURAL GRADE
 PULLBOX STREET LIGHT PULLBOX
 RIDGE RIDGE OF ROOF
 ROCK EDGE OF ROCK HARDSCAPE
 SCO SEWER CLEANOUT
 SDGE SDGE UTILITY VAULT
 SMH SEWER MANHOLE
 STEP TOP OF STEP
 TC TOP OF CURB
 TG TOP OF GRATE
 THRESH THRESHOLD
 TOP TOP OF SLOPE
 TW TOP OF WALL
 UTL UTILITY VAULT
 WALK EDGE OF SIDEWALK
 WM WATER METER
 WV WATER VALVE

CONCRETE HARDSCAPE
 BUILDING WALL
 STREET CENTERLINE
 BOUNDARY LINE
 FLOWLINE
 EAVE OF ROOF
 FENCING
 RIGHT-OF-WAY
 WALL



BENCHMARK

DESIGNATION: 3K-28A-68

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-28A-68", SET IN THE SOUTHEASTERN CORNER OF A 4 FT. BY 3.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERN CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND CARNATION AVENUE, 19 FT. NORTHERLY OF THE CENTERLINE OF CARNATION AND 48 FT. EASTERLY OF THE CENTERLINE OF BAYSIDE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV = 40.282 FT. (NAVD88), LEVELLED 2011

SURVEY NOTES

1. REFER TO SEPARATE PARCEL MAP FOR BOUNDARY LINE ESTABLISHMENT
2. PERMANENT MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS OR OFFSETS PRIOR TO PRE-GRADE MEETING.

SITE DATA

SITE ADDRESS: 306 MARGUERITE AVE., NEWPORT BEACH

GENERAL PLAN (LAND USE): RM MULTIPLE RESIDENTIAL

ZONING DISTRICT: RM MULTIPLE RESIDENTIAL

COASTAL ZONE: YES

APN: 052-103-17

LEGAL DESCRIPTION

LOT 8 IN BLOCK 239 OF CORONA DEL MAR TRACT, BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

APN: 052-103-17

CITY OF CORONA DEL MAR, CALIFORNIA COUNTY OF ORANGE

TOPOGRAPHIC MAP

306 MARGUERITE AVENUE

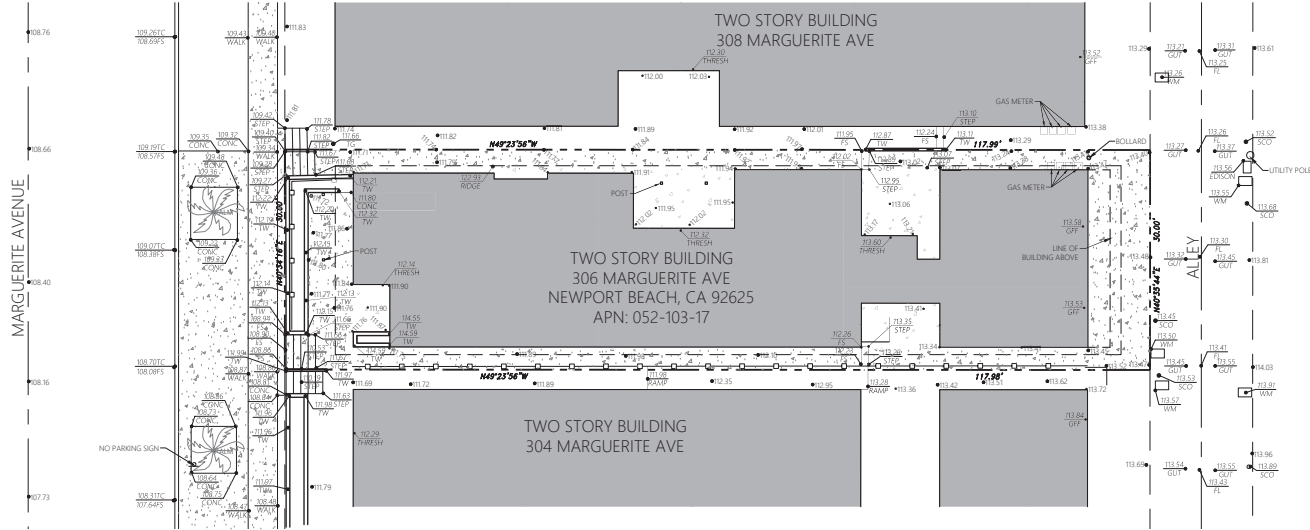
LOT 8, BLOCK 239, CORONA DEL MAR TRACT, BK 3, PG 41-42, M.M.

APN: 052-103-17



VICINITY MAP

NO SCALE



TOPOGRAPHIC MAP FOR EXISTING RESIDENCE 306 MARGUERITE AVENUE NEWPORT BEACH, CA 92625

NO.	REVISION	DATE



JOB NO. 24043
 DATE 1/7/2025
 SHEET NO.

TOPO

SHEET NO. 1 OF 1

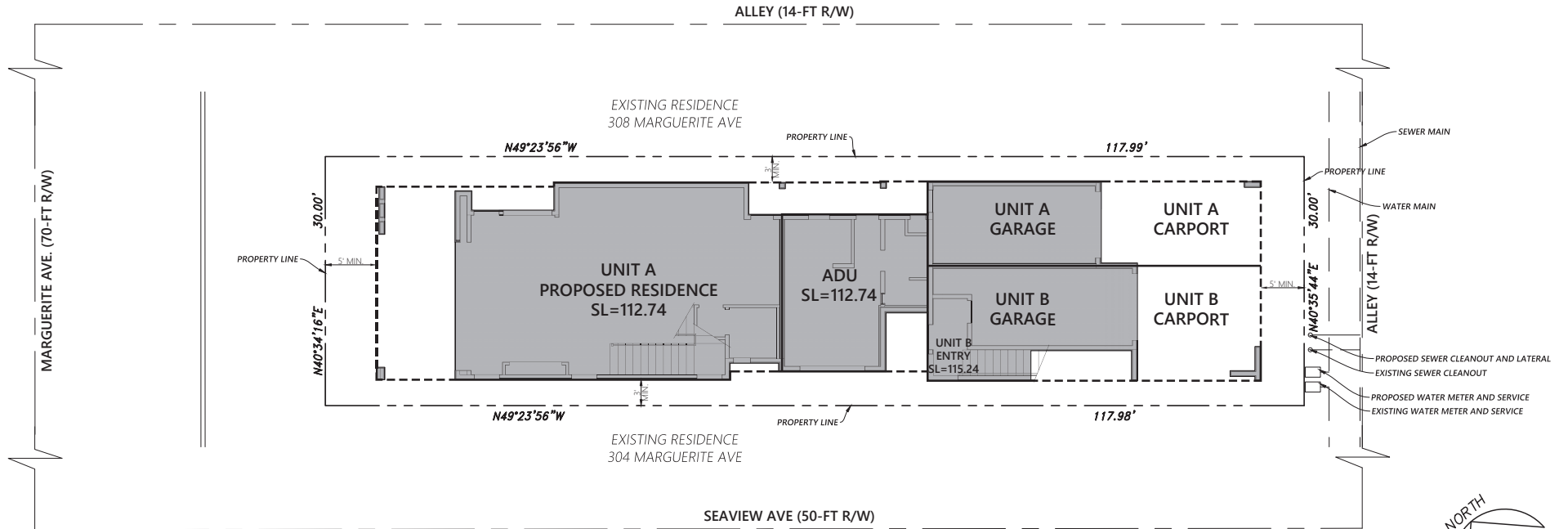
15 Projects/24043 306 Marguerite Ave, Corona Del Mar, CA 92625, TOPOGRAPHIC

TENTATIVE PARCEL MAP 20XX-XXX

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

LOT 8, BLOCK 131 AS PER MAP OF CORONA DEL MAR TRACT FILED IN BOOK 3, PAGES 41 AND 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.
FOR CONDOMINIUM PURPOSES

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381



SCALE IN FEET
1 INCH = 8 FEET

BENCHMARK:

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BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF MARGUERITE AVENUE BEING N39°38'00"E.

SITE ADDRESS:

306 MARGUERITE AVE.
NEWPORT BEACH, CA 92625
APN: 052-103-17

OWNER/ SUBDIVIDER:

BIRE II, LLC
JOHN DECARRIER MANAGING PARTNER
7202 W. COLLEGE DR., SUITE B
PALOS HEIGHTS, IL 60463
949.287.3117

ENGINEER/ SURVEYOR:

CIVILSCAPES ENGINEERING, INC.
28052 CAMINO CAPISTRANO, STE 213
LAGUNA NIGUEL, CA 92677



CIVILSCAPES
ENGINEERING

PROJECT: 24043 | DATE: APRIL 7, 2025

306 MARGUERITE AVE., NEWPORT BEACH