CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT

August 9, 2018
Agenda Item No. 3

SUBJECT:	Sailhouse Newport Island LLC Residences (PA2018-117) Coastal Development Permit No. CD2018-051 Tentative Parcel Map No. NP2018-017
SITE LOCATION:	411 39th Street
APPLICANT:	Sailhouse Newport Island, LLC
OWNER:	Sailhouse Newport Island, LLC
PLANNER:	Melinda Whelan, Assistant Planner 949- 644-3221, mwhelan@newportbeachca.gov

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LAND USE AND ZONING

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

PROJECT SUMMARY

The applicant requests a coastal development permit to allow the construction of a new three-story, 3,572-square-foot, two-unit residence including two attached single-car garages and two carport parking spaces. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development standards and no deviations are requested. The request also includes a tentative parcel map for condominium purposes. The Tentative Parcel map would allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed.

RECOMMENDATION

1) Conduct a public hearing;

2) Find this project exempt under Section 15303 of the State California Environmental Quality Act (CEQA) Guidelines - Class 3 (New Construction or Conversion of Small Structures); and under Section 15315 of the State CEQA Guidelines - Class 15 (Minor Land Divisions), 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. CD2018-051 and Tentative Parcel Map No. NP2018-017 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the R-2 Coastal Zoning District, which provides for single-unit and two-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.

- The property previously consisted of a surplus garage supporting the existing single-family development located on the abutting lot to the northeast at 413 39th Street. The subject property and abutting lot were never formally merged but were used as a single development site since 1977. Categorical Exclusion Order No. CEO2017060 was approved in December 2017, authorizing the demolition of the garage, which allows each legal lot to be developed individually.

- The neighborhood is predominantly developed with one- and two-story, single-and-two-family residences. Newer three-story development is also present in the vicinity. The proposed design, bulk, and scale of the development is compatible with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.

- The proposed two-unit dwelling and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – R-2 Development Standards

Development Standard	Standard	Proposed
Setbacks (min.)		
Front	10 feet	10 feet
Sides	3 feet	3 feet
Rear	5 feet	5 feet
Allowable Floor Area (max.)	3,840 square feet	3,572 square feet
Allowable 3rd Floor Area (max.)	384 square feet	349 square feet
Open Space (min.)	288 square feet	399 square feet
Parking (min.)	2 per unit, 1 in a garage and 1 covered	2-single-car garages and two covered carports
Height (max.)	24 feet flat roof 29 feet sloped roof	24 feet flat roof 29 feet sloped roof

Parcel Map

- Approval of the Tentative Parcel Map will allow each unit to be sold individually.

- The property is designated for two-unit residential use by the General Plan and Zoning Code. The new two-unit dwelling is consistent with this designation and a tentative parcel map for condominiums does not change the use.

- The new condominium project will conform to current Municipal Code requirements and meet all Title 19 standards.

- Public improvements such as broken and/or otherwise damaged concrete and curb along 39th Street will be required of the applicant per the Municipal Code and Subdivision Map Act.

Hazards

- The project site is located on Newport Island, approximately 160 feet from the Newport Harbor Channel and is separated from the water by other developed properties and the Channel Place public right-of-way.

- The finished first floor elevation of the proposed residence is 9.51 feet based on the North American Vertical Datum of 1988 (NAVD88) elevation standard, which complies with the minimum required 9-foot (NAVD88) elevation standard.

- The property is 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. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to 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 prior to building permit issuance.

Water Quality

- The project design addresses water quality with a construction erosion control plan that outlines temporary Best Management Practices (BMPs) to be implemented during construction to minimize erosion and sedimentation, and to minimize pollution of runoff derived by construction chemicals and materials. No water quality impacts to coastal waters are anticipated based upon the location and elevation of the property.

- The property is not located on the shoreline nor is it located within 100 feet of coastal waters. The project design addresses water quality with a construction erosion control plan and a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access

- The project site is an inland lot and is not located between public road and the sea or shoreline. The existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing garage with a new two-unit residence. Although, the lot was used only as a garage for a single-family development, the original configuration of the lot with the zoning designation of R-2 anticipates a two-unit residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.

- The residential lot does not currently provide nor does it inhibit public coastal access, and the proposed development does not alter or affect existing access conditions. Coastal access is provided along the public streets and street ends throughout the neighborhood.

- The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public accessway, as identified in the Coastal Land Use Plan. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas. However, the project is located on an inland lot and will replace an existing garage with a new two-unit dwelling that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California

Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

Class 3 exempts the construction and location of limited numbers of new, small facilities or structures including two-family residences in a residential zone. The proposed project consists of the construction of a new three-story, 3,572-square-foot, two-unit residence and attached two-single-car garage spaces and two carports in the R-2 Zoning District. Class 15 exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) 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 (2) years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

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 in accordance with the provisions of Title 21 (Local Coastal 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 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Melinda Whelan
Assistant Planner

JM/msw

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Tentative Parcel Map No. NP2018-017 County Tentative Parcel Map No. 2018-123
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2018-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2018-051 AND TENTATIVE PARCEL MAP NO. NP2018-017 TO CONSTRUCT A NEW THREE-STORY, TWO-UNIT RESIDENCE WITH A TENTATIVE PARCEL MAP FOR CONDOMINIUMS AT 411 39TH STREET (PA2018-117)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Sailhouse Newport Island, LLC, with respect to property located at 411 39th Street, requesting approval of a coastal development permit ("CDP") and tentative parcel map.

2. The property is legally described as Lot 8, Block 439 of the Canal Section, in the City of Newport Beach, County of Orange, State of California.

3. The applicant proposes a coastal development permit to allow the construction of a new three-story, 3,572-square-foot, two-unit residence including two attached single-car garages and two carport parking spaces. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development standards and no deviations are requested. The request also includes a tentative parcel map for two-unit condominium purposes. The Tentative Parcel map would allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed.

4. The subject property is designated Two-Unit Residential (RT) by the General Plan Land Use Element and is located within the Two-Unit Residential (RT) Zoning District.

5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential) and the property is located within the R-2 (Two-Unit Residential) Coastal Zone District.

6. A public hearing was held on August 9, 2018, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. 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, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act ("CEQA") under Class 3 (New Construction or

Conversion of Small Structures); and Section 15315 under Class 15 (Minor Land Divisions) because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The proposed project consists of the construction of a new 3,572-square-foot two-family residence R-2 Zoning District. Class 15 exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) 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 (2) years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

In accordance with Newport Beach Municipal Code ("NBMC") Section 21.52.015 (Coastal Development Permits, Findings and Decision), 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 and Tentative Parcel Map for condominium purposes complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.

    a. The total proposed floor area, including the residences and enclosed parking, is 3,572 square feet, which complies with the maximum allowable floor area limit of 3,840 square feet.

    b. The proposed development provides the minimum required setbacks, which are 10 feet along the front property line on 39th Street, 3 feet along each side property line and 5 feet along the rear property line abutting the alley.

    c. The highest guardrail is no more than 24 feet and the highest roof ridge is no more than 29 feet, measured from the established grade level of 9.03 feet based on the North American Vertical Datum of 1988 ("NAVD88"), which complies with the maximum height limitation.

d. The project includes one enclosed garage for each residence parking and one covered carport for each residence for a total of four parking spaces vehicles, in compliance with the minimum parking requirement for two-family residences.

2. The neighborhood is predominantly developed with one- and two-story, single-and-two-family residences. Newer three-story development is also present in the vicinity. The proposed design, bulk, and scale of the development is compatible with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.

3. The project site is located on Newport Island, approximately 160 feet from the Newport Harbor Channel and is separated from the water by other developed properties and the Channel Place public right-of-way. The finished first floor elevation of the proposed residence is 9.51 feet based on the North American Vertical Datum of 1988 (NAVD88) elevation standard, which complies with the minimum required 9-foot (NAVD88) elevation standard.

4. The property is 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. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to 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 prior to building permit issuance.

5. The project design addresses water quality with a construction erosion control plan that outlines temporary Best Management Practices (BMPs) to be implemented during construction to minimize erosion and sedimentation, and to minimize pollution of runoff derived by construction chemicals and materials. No water quality impacts to coastal waters are anticipated based upon the location and elevation of the property.

6. The property is not located on the shoreline nor is it located within 100 feet of coastal waters. The project design addresses water quality with a construction erosion control plan and a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.

7. New landscaping will be verified for compliance with NBMC Section 21.30.075 (Landscaping). Condition of Approval No. 11 is included to require drought-tolerant, and prohibits invasive, species. Prior to issuance of the building permits, the final landscape plans will be reviewed to verify invasive species are not planted.

8. The property is located landward of a designated public viewpoint, is not near a coastal view road as designated by the Local Coastal Plan, and will not impact public coastal views.

9. The Tentative Parcel Map is for condominium purposes and meets all of the requirements of the Local Coastal Program, including 21.30.025 Coastal Subdivisions.

Finding:

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

Fact in Support of Finding:

1. The project site and Tentative Parcel Map is an inland lot and is not located between public road and the sea or shoreline. The existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project replaces an existing garage with a new two-unit residence. Although, the lot was used only as a surplus garage for an abutting single-family development, the original configuration of the lot with the zoning designation of R-2 anticipated a two-unit residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited so as not to block or impede existing public access opportunities.

2. The residential lot does not currently provide nor does it inhibit public coastal access, and the proposed development does not alter or affect existing access conditions. Coastal access is provided along the public streets and street ends throughout the neighborhood.

3. The project site and Tentative Parcel Map is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public accessway, as identified in the Coastal Land Use Plan. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas. However, the project is located on an inland lot and will replace an existing garage with a new two-unit dwelling that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

The Zoning Administrator determined in this case that the Tentative Parcel Map is consistent with the legislative intent of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 (Required Findings for Action on Tentative Maps) of Title 19:

Finding:

A. 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 Tentative Parcel Map is for two-unit residential condominium purposes. An existing garage has been demolished and will be replaced with a new two-unit duplex. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current RT General Plan Land Use Designation.

2. The Tentative Parcel Map does not apply to any specific plan area.

Finding:

B. That the site is physically suitable for the type and density of development.

Facts in Support of Finding:

1. The lot is physically suitable for a two-unit development because it is regular in shape and is relatively flat.

2. The subject property is accessible from 39th Street and an alley at the rear, and is adequately served by existing utilities.

Finding:

C. That the design of the subdivision or the proposed improvements, are not likely to cause substantial environmental damage or 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 site was developed with a surplus garage that served a single-family residence on an abutting property. The garage has been demolished and will be replaced with a new two-unit duplex.

2. The property is located in an urbanized area that does not contain any sensitive vegetation or habitat.

3. The project is categorically exempt under Section 15315 (Article 19 of Chapter 3), of the California Environmental Quality Act (CEQA) Guidelines – Class 15 (Minor Land Alterations).

Finding:

D. 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 Tentative Parcel Map 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 developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

E. That 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 for 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 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.

Facts in Support of Finding:

1. 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 there are no public easements located on the property.

Finding:

F. That, 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 subject property is not designated as an agricultural preserve and is less than 100 acres in area.

2. The site, developed for residential use, lies in a zoning district that permits residential uses.

Finding:

G. That, 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.

1. 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:

H. That 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.

Facts in Support of Finding:

1. The Tentative Parcel Map and any future improvements are subject to Title 24 of the California Building Code that 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:

I. That 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.

Facts in Support of Finding:

1. The proposed two-unit duplex is consistent with the R-2 Zoning District, which allows two (2) residential units on the property. Therefore, the Tentative Parcel Map for condominium purposes will not affect the City in meeting its regional housing need.

Finding:

J. 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.

Facts in Support of Finding:

1. The new two-unit duplex will be designed so that wastewater discharge into the existing sewer system complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

K. 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 of the Coastal Act.

Facts in Support of Finding:

1. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential) and the property is located within the R-2 (Two-Unit Residential) Coastal Zone District. The facts in support of findings for Section 21.52.015 (Coastal Development Permits, Findings and Decision) found above are hereby incorporated for reference.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2018-051 and Tentative Parcel Map No. NP2018-017, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

2. 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 in accordance with the provisions of Title 21 Local Coastal 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 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 9TH DAY OF AUGUST, 2018.

_____
Patrick J. Alford, 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. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.

3. Coastal Development Permit No. CD2018-051 shall expire unless exercised within 24 months from the date of approval as specified in NBMC Section 21.54.060 (Time Limits and Extensions), unless an extension is otherwise granted.

4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

5. The Applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.

6. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

7. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Pollution Prevention Plan (CPPP).

8. <u>Prior to issuance of a building permit</u>, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.

9. <u>Prior to issuance of a building permit</u>, the Applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit.

10. <u>Prior to issuance of a building permit</u>, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.

11. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought tolerant plantings, non-invasive plant species, and water efficient irrigation design. The plans shall be approved by the Planning Division.

12. 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.

13. Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.

14. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, wetland or their buffers.

15. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.

16. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

17. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.

18. 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.

Tentative Parcel Map Conditions

19. A Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). 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.**

20. 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 Section s 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.

21. All improvements shall be constructed as required by Ordinance and the Public Works Department.

22. All damaged sidewalk panels, curb, gutter and street along the 39th Street property frontage and any damaged concrete alley panels along the alley property frontage shall be reconstructed as determined by the Public Works Department.

23. All existing overhead utilities shall be undergrounded.

24. All above ground improvements shall stay a minimum 5-foot clear of the alley setback.

25. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.

26. An encroachment permit is required for all work activities within the public right-of-way.

27. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.

28. 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.

29. Subsequent to the recordation of the Parcel Map, the applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this permit is finaled. The building permit for the new construction shall not be finaled until after recordation of the Parcel Map.

30. 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 of the Newport Beach Municipal Code.

31. 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 and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Sailhouse Newport LLC. Residences including, but not limited to, Coastal Development Permit No. CD2018-051 and Tentative Parcel Map No. NP2018-017 (PA2018-117).** This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' 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 City's costs, attorneys' fees, and damages, which 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.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP

Coastal Development Permit No. CD2018-051
Tentative Parcel Map No. NP2018-017
PA2018-117

411 39th Street

Attachment No. ZA 3

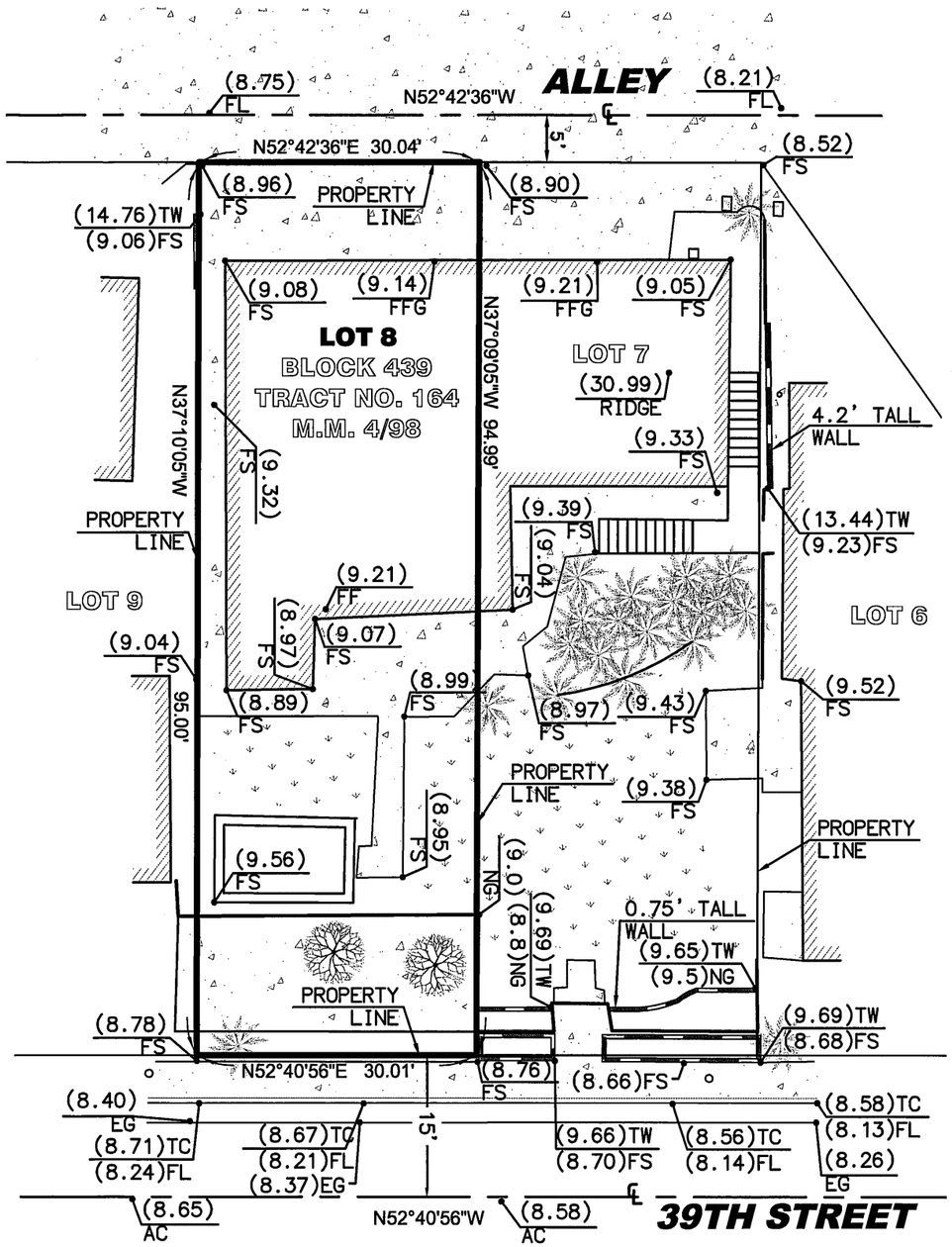
Tentative Parcel Map No. NP2018-017
County Tentative Parcel Map No. 2018-123

TENTATIVE PARCEL MAP NO. 2018-123

MARCH 2018

SITE ADDRESS
411 39TH STREET
NEWPORT BEACH, CA 92663
(APN: 423-071-11)

LOT 8
BLOCK 439
TRACT 164
M.M. 4/98



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND DESCRIBED AS FOLLOWS:

LOT 8 IN BLOCK 439 OF CANAL SECTION, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 98 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VIA LIDO, BEING N26°36'39"W PER P.M.B. 377/16-17.

OWNER/DEVELOPER:

BERNICE EVELYN EDWARDS, TRUSTEE OF THE BERNICE EVELYN EDWARDS TRUST UNDER TRUST AGREEMENT DATED AUGUST 1, 1997, SUBJECT TO EXCEPTIONS NO. 7, 8 & 9 AND REQUIREMENTS NO. 2, 3, 4 & 5

PREPARED BY: A. R. H.

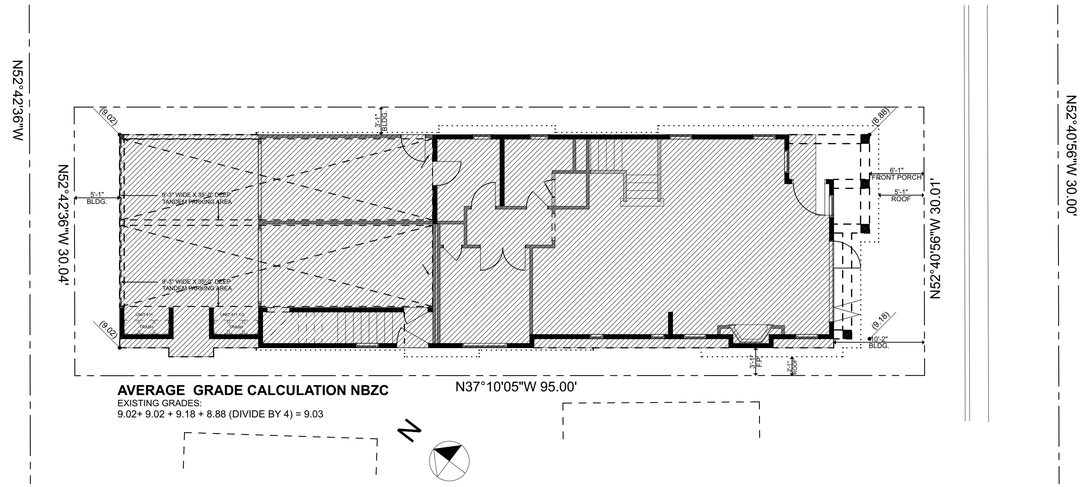
3/22/2018
PAUL D. CRAFT, P.L.S. 8516 DATE
LICENSE EXPIRES 12/31/18

PROFESSIONAL LAND SURVEYOR
PAUL DOMINICK CRAFT
No. 8516
Exp. 12/31/18
STATE OF CALIFORNIA

BY: P. D. C.		PROJECT SURVEYOR: **APEX LAND SURVEYING, INC.** 8512 OXLEY CIRCLE HUNTINGTON BEACH, CA 92646 PHONE: (714)488-5006 FAX: (714)333-4440	LOCATION **411 39TH STREET NEWPORT BEACH, CA 92663**
DATE: 3/21/2018			**TENTATIVE PARCEL MAP NO. 2018-123** / SHEET NO. 1 OF 1
SCALE: 1" = 16'	JOB#: 16076		

Attachment No. ZA 4

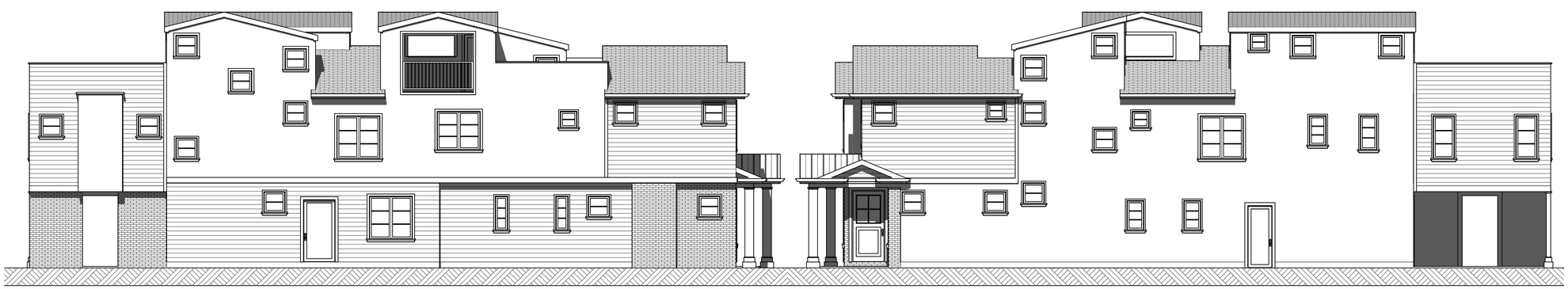
Project Plans



AVERAGE GRADE CALCULATION NBZC
EXISTING GRADES:
9.02+ 9.02 + 9.18 + 8.88 (DIVIDE BY 4) = 9.03

SITE PLAN

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



PROJECT INFORMATION

CUSTOM RESIDENCE FOR
Sailhouse Newport Island, LLC
Pat Patterson
170 Newport Center Drive, Suite 260
Newport Beach, CA 92660 (949) 939-1909

JOB ADDRESS
411 39th Street
Newport Beach, CA 92663

LEGAL

Lot	8
Block	439
Zoning	R-2
APN:	Needs to be assigned

SITE

Lot Area	2,850 sq. ft.
Buildable Lot Area	1,920 sq. ft.
Max. Buildable Area (2x)	3,840 sq. ft.
Project Buildable Area (1.86)	3,572 sq. ft.
Min. Open Volume Req'd. (15%)	288 sq. ft.
Project Open Space (21%)	399 sq. ft.
Max. Third Floor Area (20%)	384 sq. ft.
Project Third Floor Area (18%)	348 sq. ft.

"411" RESIDENCE (3 bedrooms)	NBZC	GROSS
First Level Floor Area	1,004 sq. ft.	1,030 sq. ft.
Second Level Floor Area	800 sq. ft.	870 sq. ft.
Third Level Floor Area	10 sq. ft.	105 sq. ft.
Total Floor Area	1,814 sq. ft.	2,005 sq. ft.
Garage Area	192 sq. ft.	192 sq. ft.
Carport Area	150 sq. ft.	150 sq. ft.
Roof Deck Area	201 sq. ft.	201 sq. ft.
Covered Cabana Area	204 sq. ft.	204 sq. ft.

"411 1/2" RESIDENCE (3 bedrooms)	NBZC	GROSS
First Level Floor Area	90 sq. ft.	109 sq. ft.
Second Level Floor Area	948 sq. ft.	1,020 sq. ft.
Third Level Floor Area	339 sq. ft.	431 sq. ft.
Total Floor Area	1,377 sq. ft.	1,560 sq. ft.
Garage Area	189 sq. ft.	189 sq. ft.
Carport Area	150 sq. ft.	150 sq. ft.
Roof Deck Area	369 sq. ft.	369 sq. ft.

TOTAL LANDSCAPE AREA 0 sq. ft.

OCCUPANCY: R-3, U
TYPE: V-B fire-sprinkled per NFPA 13D
ZONING: R2

SHEET INDEX

ID	Name
1	SITE PLAN
2	LOWER LEVEL FLOOR PLAN
3	UPPER LEVEL FLOOR PLAN
4	THIRD LEVEL/ROOF DECK PLAN
5	ROOF PLAN
6	EXTERIOR ELEVATIONS
7	EXTERIOR ELEVATIONS
8	LOWER LEVEL AREA CALCULATIONS
9	UPPER LEVEL AREA CALCULATIONS
10	THIRD LEVEL AREA CALCULATIONS
11	PRECISE GRADING PLAN
12	EROSION CONTROL PLAN
13	TOPOGRAPHIC SURVEY
14	LANDSCAPE PLAN

PLANS PREPARED BY
Design Professional in Responsible Charge
Craig S. Hampton, Inc.
5500 E. Quartersawn Street
Boise, ID 83716
(949) 209-8883

VICINITY MAP

CRAIG S. HAMPTON
INCORPORATED
DESIGNING QUALITY CUSTOM HOMES SINCE 1979
5500 E. QUARTERSAWN STREET ~ BOISE, IDAHO 83716
(949) 209-8883
craig@craigshampton.com
www.craigshampton.com

SITE PLAN

COASTAL SUBMITTAL PACKAGE

411 39TH STREET, NEWPORT BEACH, CALIFORNIA
CUSTOM DUPLEX FOR
SAILHOUSE NEWPORT ISLAND, LLC (PAT PATTERSON)
170 NEWPORT CENTER DRIVE, SUITE 260
NEWPORT BEACH CA 92660 (949) 939-1909

Date: 4/30/18
Scale: 1/8" = 1'-0"
Drawn: CSH
Job: 411 39TH STREET

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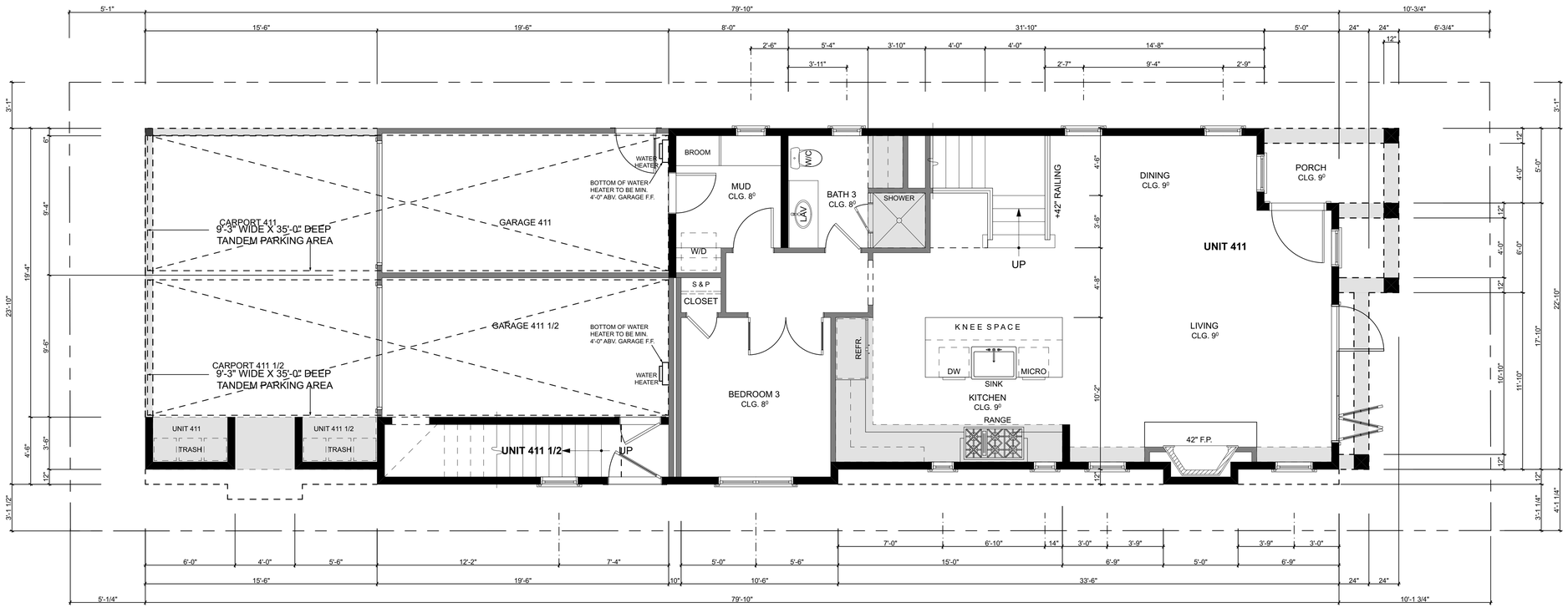

LOWER LEVEL FLOOR PLAN

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

CRAIG S. HAMPTON
INCORPORATED
DESIGNING QUALITY CUSTOM HOMES SINCE 1979
5500 E. QUARTERSAWN STREET ~ BOISE, IDAHO 83716
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LOWER LEVEL FLOOR PLAN

COASTAL SUBMITTAL PACKAGE

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Date: 4/30/18

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

Drawn: CSH

Job: 411 39TH STREET

SHEET 2 OF 14 SHEETS

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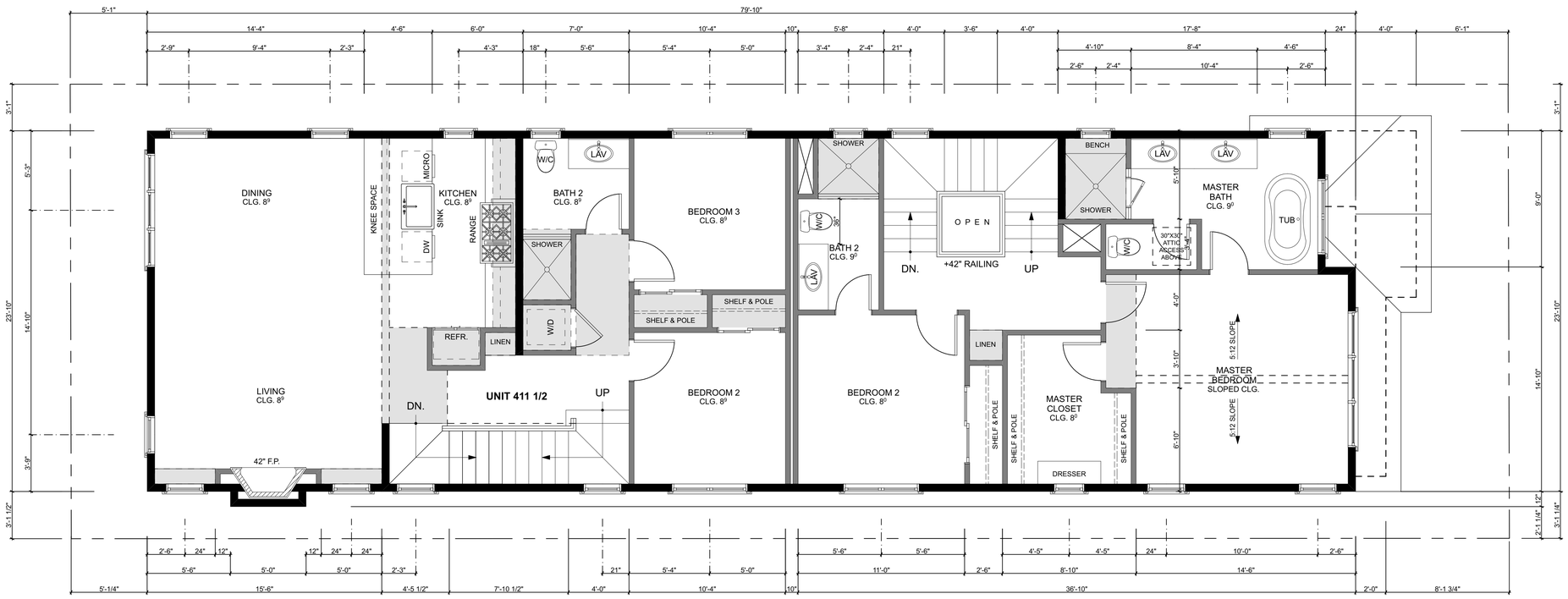

UPPER LEVEL FLOOR PLAN

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

CRAIG S. HAMPTON
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UPPER LEVEL FLOOR PLAN

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Drawn: CSH

Job: 411 39TH STREET

SHEET 3 OF 14 SHEETS

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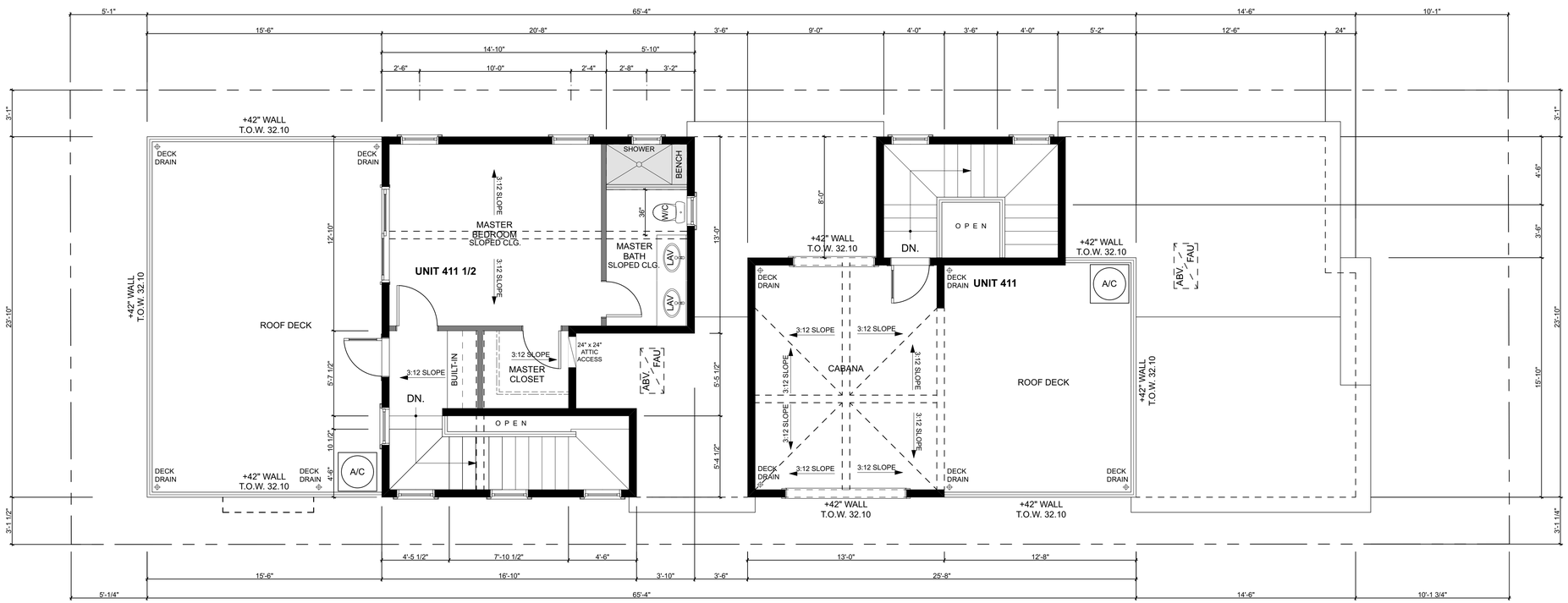

THIRD LEVEL FLOOR PLAN

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

CRAIG S. HAMPTON
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5500 E. QUARTERSAWN STREET ~ BOISE, IDAHO 83716
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craig@craigshampton.com
www.craigshampton.com

THIRD LEVEL/ROOF DECK PLAN

COASTAL SUBMITTAL PACKAGE

411 39TH STREET, NEWPORT BEACH, CALIFORNIA

CUSTOM DUPLEX FOR

SAILHOUSE NEWPORT ISLAND, LLC (PAT PATTERSON)
170 NEWPORT CENTER DRIVE, SUITE 260
NEWPORT BEACH CA 92660 (949) 939-1909

Date:	4/30/18
Scale:	1/8" = 1'-0"
Drawn:	CSH
Job:	411 39TH STREET
SHEET	4
OF	14 SHEETS

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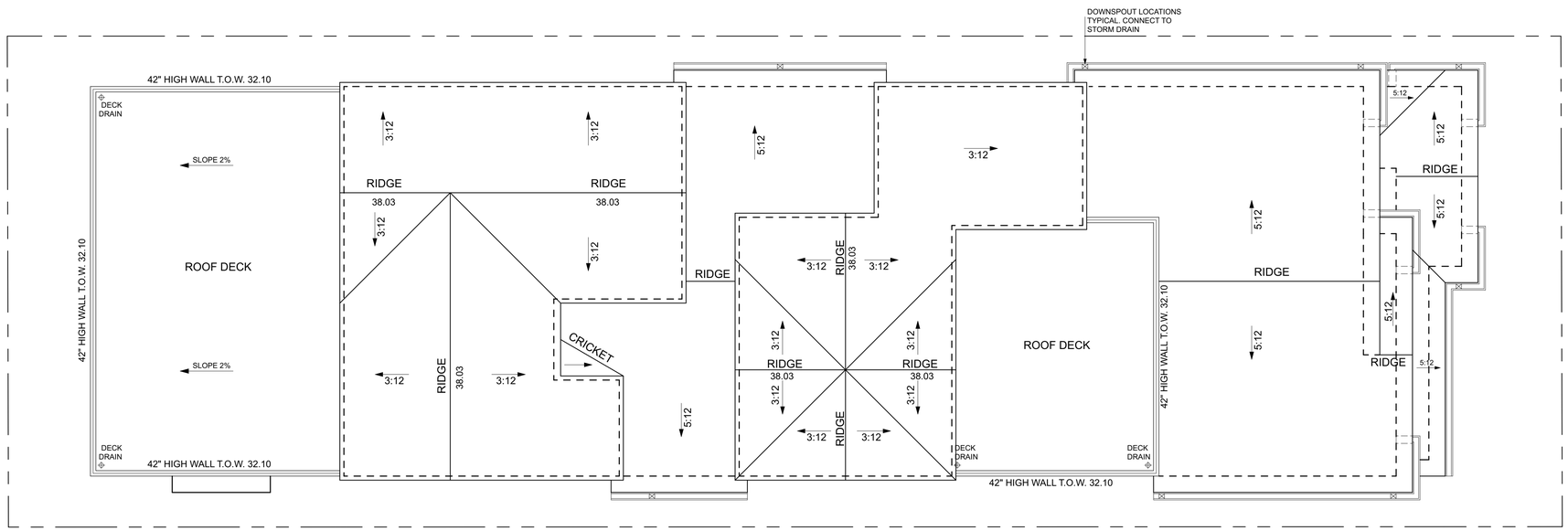

ROOF PLAN

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

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INCORPORATED
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5500 E. QUARTERSAWN STREET ~ BOISE, IDAHO 83716
(949) 209-8883
craig@craigshampton.com
www.craigshampton.com

ROOF PLAN

COASTAL SUBMITTAL PACKAGE

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CUSTOM DUPLEX FOR

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170 NEWPORT CENTER DRIVE, SUITE 260
NEWPORT BEACH CA 92660 (949) 939-1909

Date: 4/30/18

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

Drawn: CSH

Job: 411 39TH STREET

SHEET 5 OF 14 SHEETS

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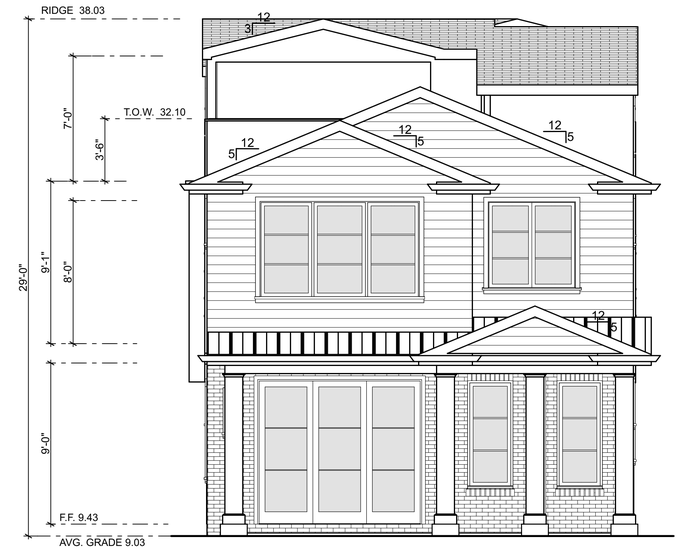

FRONT ELEVATION

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

**HEIGHT CERTIFICATION REQUIRED

RIGHT SIDE ELEVATION

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

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EXTERIOR ELEVATIONS

COASTAL SUBMITTAL PACKAGE

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CUSTOM DUPLEX FOR

SAILHOUSE NEWPORT ISLAND, LLC (PAT PATTERSON)
170 NEWPORT CENTER DRIVE, SUITE 260
NEWPORT BEACH CA 92660 (949) 939-1909

Date: 4/30/18

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

Drawn: CSH

Job: 411 39TH STREET

SHEET 6 OF 14 SHEETS

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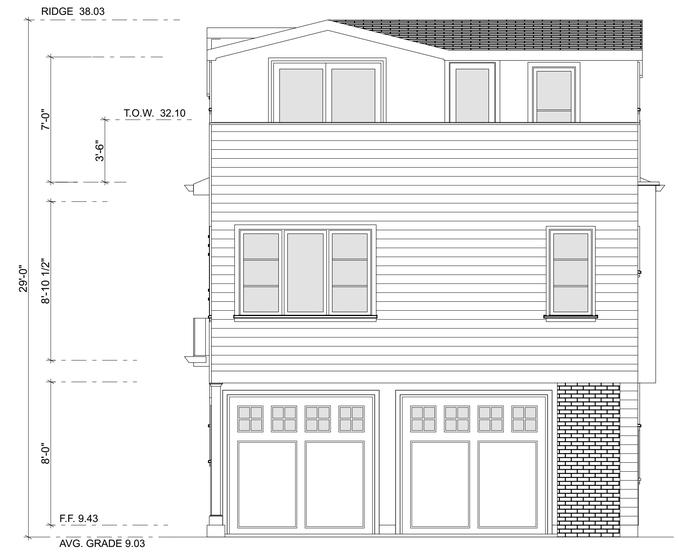
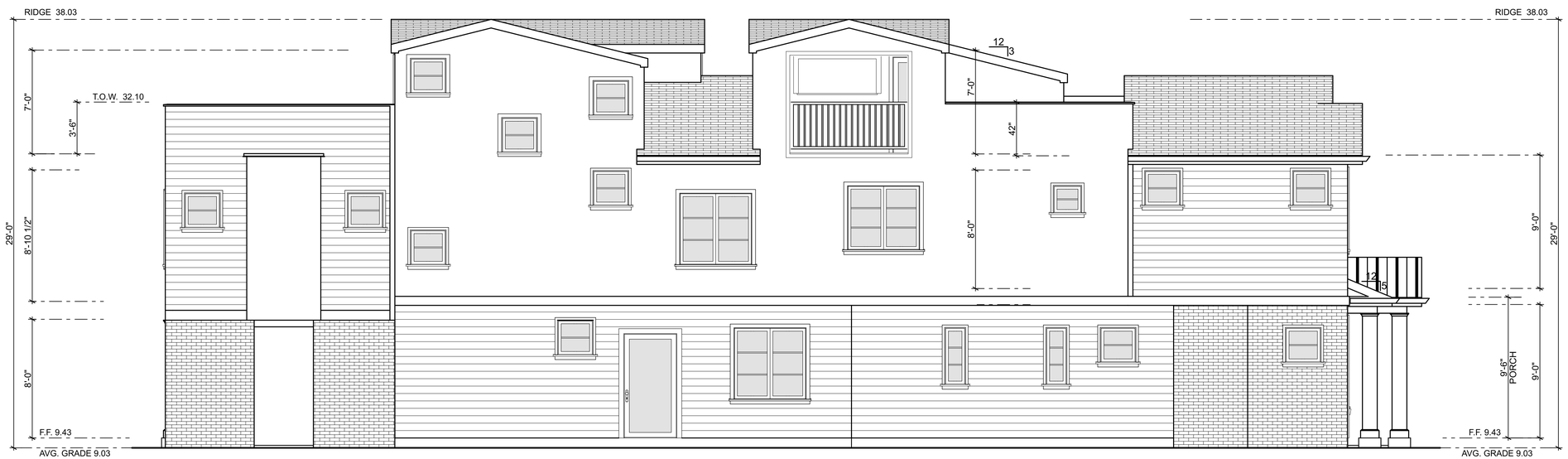
**HEIGHT CERTIFICATION REQUIRED



REAR ELEVATION

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

**HEIGHT CERTIFICATION REQUIRED



LEFT SIDE ELEVATION

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

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EXTERIOR ELEVATIONS

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Date:	4/30/18
Scale:	1/8" = 1'-0"
Drawn:	CSH
Job:	411 39TH STREET
SHEET	7
OF	14 SHEETS

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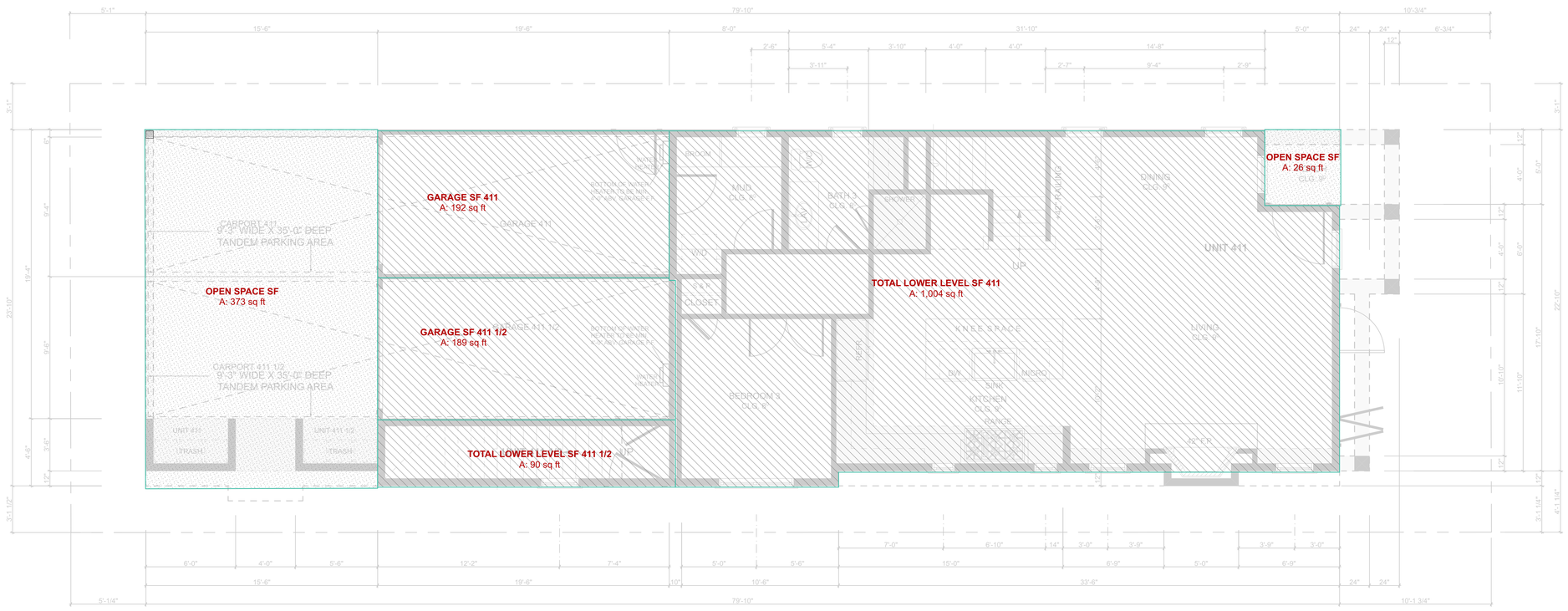

LOWER LEVEL AREA CALCULATIONS

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

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(949) 939-1909

Date: 4/30/18

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Drawn: CSH

Job: 411 39TH STREET

SHEET 8 OF 14 SHEETS

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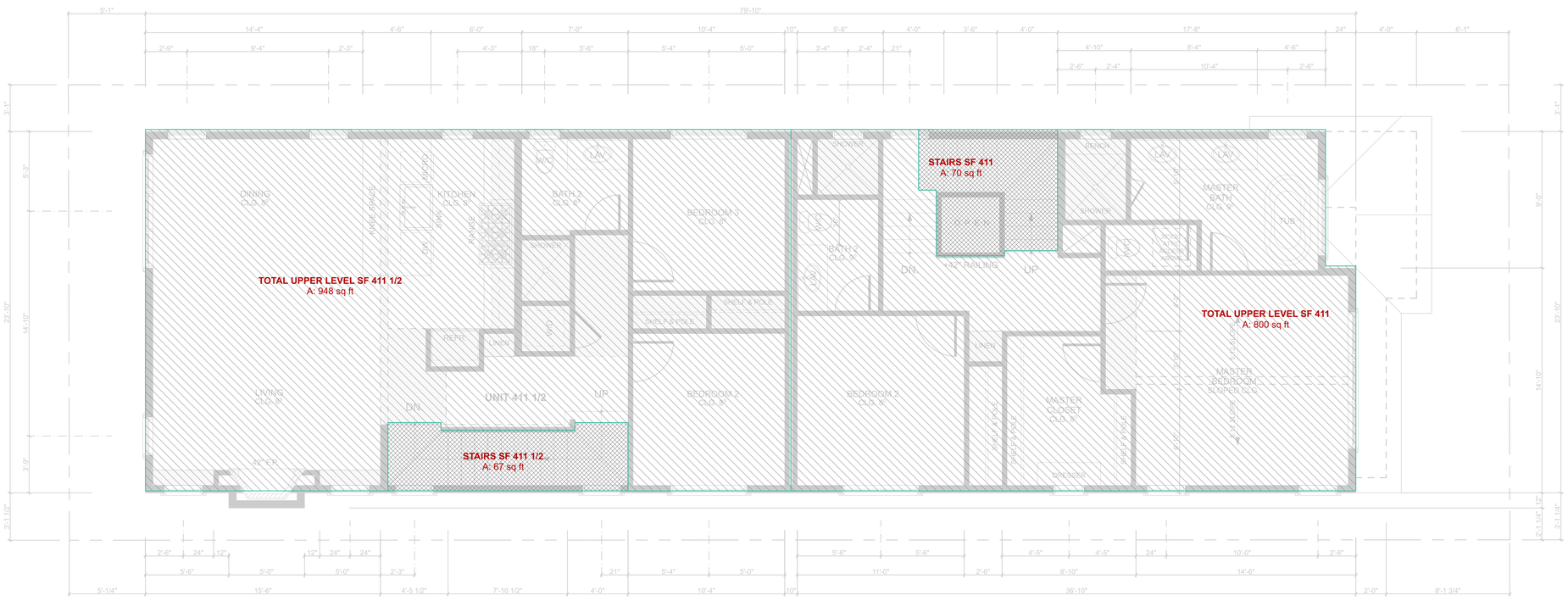

UPPER LEVEL AREA CALCULATIONS

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

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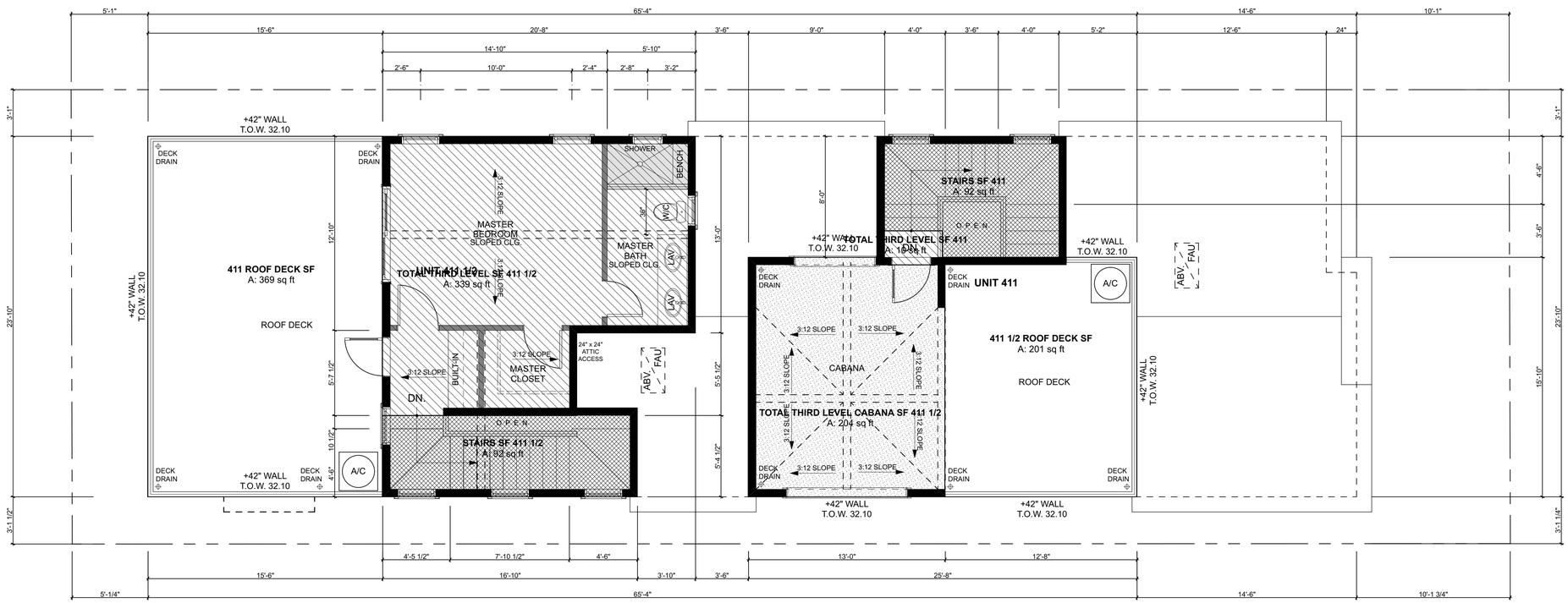
Drawn:	CSH
Job:	411 39TH STREET

SHEET 9 OF 14 SHEETS



THIRD LEVEL AREA CALCULATIONS

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

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THIRD LEVEL AREA CALCULATIONS

COASTAL SUBMITTAL PACKAGE

411 39TH STREET, NEWPORT BEACH, CALIFORNIA

CUSTOM DUPLEX FOR

SAILHOUSE NEWPORT ISLAND, LLC (PAT PATTERSON)
170 NEWPORT CENTER DRIVE, SUITE 260
NEWPORT BEACH CA 92660
(949) 939-1909

Date:	4/30/18
Scale:	1/8" = 1'-0"
Drawn:	CSH
Job:	411 39TH STREET
SHEET	10
OF	14 SHEETS

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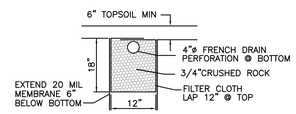
CONSTRUCTION NOTES:

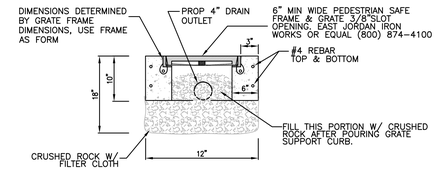
1. CONSTRUCT 6" MIN CONCRETE DRIVEWAY
2. CONSTRUCT 4" MIN CONCRETE WALK
3. INSTALL 4" FLAT AREA DRAIN
4. INSTALL PERFORATED DRAIN TRENCH PER DETAIL, SHEET C2
5. INSTALL TRENCH DRAIN PER DETAIL, SHEET C2
6. INSTALL 4" PVC SDR 35 DRAIN LINE, S=0.01 MIN
7. CONSTRUCT 3"ø DRAIN THRU CURB PER CNB STD PLAN 184-L
8. INSTALL NEW SEWER CLEANOUT PER STD PLAN 406-L ON EXISTING SEWER LATERAL. FIELD VERIFY LATERAL.

EARTHWORK

RAW CUT:	8 CY
RAW FILL:	36 CY



4 PERFORATED DRAIN/ TRENCH DETAIL
NTS

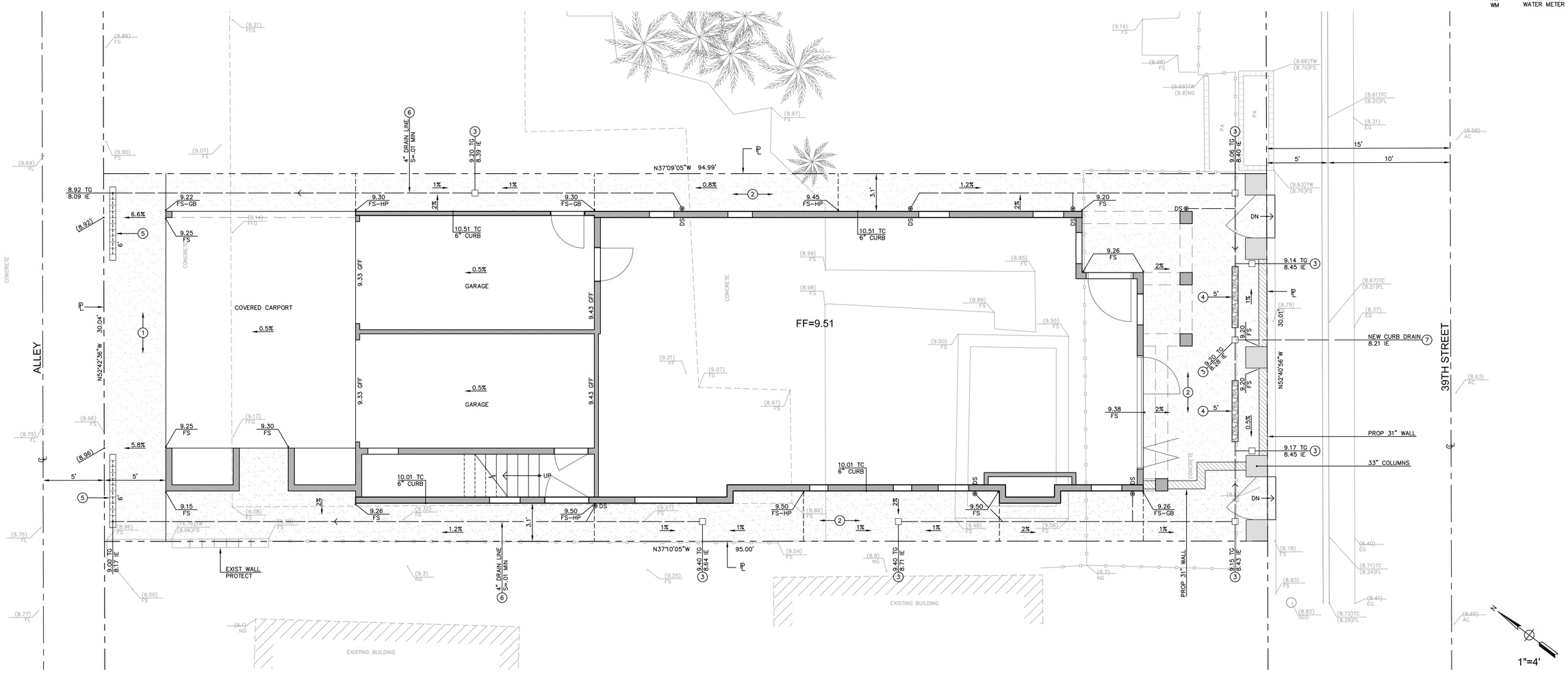


A- DIG A 24" WIDE X 18" DEEP TRENCH
B- PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE
C- FILL BOTTOM 8" OF THE TRENCH W/ CRUSHED ROCK
D- FORM AND POUR PERIMETER CONCRETE CURB
E- FILL THE REST OF THE TRENCH W/ CRUSHED ROCK TO 4" FROM TOP OF TRENCH

5 TRENCH DRAIN
NTS

ABBREVIATIONS

ARCH	ARCHITECTURAL
A.C.	ASPHALT CONCRETE
C.O.	CLEAN OUT
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
EXIST	EXISTING
BFF	BASEMENT FINISH FLOOR
BFP	BASEMENT FINISH PAD
CONC	CONCRETE
DWY	DRIVEWAY
EMH	ELECTRIC MANHOLE
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOWLINE
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FP	FINISH PAD
FS	FINISH SURFACE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GFP	GARAGE FINISH PAD
GM	GAS METER
HH	HANDHOLE
HP	HIGH POINT
I.P.	IRON PIPE
IE	INVERT ELEVATION
L&T	LEAD AND TACK
MH	MANHOLE
MON.	MONUMENT
NTG	NOTHING
OG	ORIGINAL GROUND
PA	PLANTER AREA
PB	PULL BOX
PL	PROPERTY LINE
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S.F.N.	SEARCHED FOUND NOTHING
SDWK	SIDEWALK
SMH	SEWER MANHOLE
STLT	STREET LIGHT
T.B.M.	TEMPORARRY BENCHMARK
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
T.O.R.	TOP OF RIDGE
TOS	TOP OF SLAB
TW	TOP OF WALL
WM	WATER METER



NO.	DATE	REVISIONS

DESIGNED:
DRAWN: MJ
CHCK'D: TR
DATE: X/XX/18

ARCHITECT:
CRAIG S. HAMPTON, INC.
5500 E. QUARTERSAWN ST
BOISE, ID 83716
(949) 209-8883

OWNER/DEVELOPER:
SAILHOUSE NEWPORT ISLAND, LLC
PAT PATTERSON
170 NEWPORT CENTER DRIVE
SUITE 260
NEWPORT BEACH, CA 92660
(949) 939-1909

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 9534

REGISTERED PROFESSIONAL ENGINEER
THOMAS M. FUIZ
NO. 58627
EXP. 12-31-18
CIVIL
STATE OF CALIFORNIA

SOILS ENGINEER/GEOLOGIST:
R MCCARTHY CONSULTING, INC.
23 CORPORATE PLAZA
SUITE 150
NEWPORT BEACH, CA 92660
(949) 629-2539
REPORT NO: 20180315-1
APRIL 9, 2018

BENCHMARK:
BENCHMARK NO: U-1415
ELEVATION: 9.120 FEET (NAVD88), YEAR LEVELED 1989

LEGAL DESCRIPTION:
LOTS 7 AND 8 IN BLOCK 439 OF 'CANAL SECTION, NEWPORT BEACH', AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PRECISE GRADING PLAN
411 39TH STREET
NEWPORT BEACH, CALIFORNIA

SHEET 11 OF 14

4/30/18 1:59 PM 411 39TH STREET SAIL HOUSE NEWPORT ISLAND DESIGN PACKAGE.dwg

EROSION CONTROL

1. IN CASE OF EMERGENCY, CALL JIM COLLINS AT 949-613-5260
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONTER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DESCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMEBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WIHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRSENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHALL BE MADE TO ELIMINATE THE SDISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, ARE DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUC-TION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OR WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE THE BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASED INTO THE DRAINAGE SYSTEM.
14. EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE SISPOSED OF AS A SOLID WASTE.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION. AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJEFT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOIL OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
20. ADDITIONAL BMP'S WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

BMP FACTS SHEET

WM-1 MATERIAL DELIVERY AND STORAGE

PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.

WM-2 MATERIAL USE

HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDELED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYESS THAT APPLY SUCH MATERIALS.

WM-4 SPILL PREVENTION AND CONTROL

IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.

WM-5 SOLID WASTE MANAGEMENT

PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.

WM-6 HAZARDOUS WASTE MANAGEMENT

HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.

WM-7 CONTAMINATED SOIL MANAGEMENT

PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORMWATER FROM CONTAMINATED SOIL AND HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.

WM-8 CONCRETE WASTE MANAGEMENT

STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAINMENT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.

WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

TC-1 STABILIZED CONSTRUCTION ENTRANCE

A STABILIZED ENTRACE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.

SE-1 SILT FENCE

SE-3 SEDIMENT TRAP

SE-8 GRAVEL BAGS

ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMP'S ARE DEEMED SUFFICIENT.

BMP FACTS SHEET

ALL BMP'S SHALL BE IN ACCORDANCE WITH MODEL BMP'S FROM THE CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CABMPHANDBOOKS.COM

EC1 CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRAIVEWAY APPROACHES. THE SAND BAGS SOULD BE 24" WIDE AND 10" HIGH. MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.

EC2 CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.

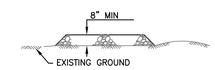
EC3 CONSTRUCT MATERIALS STORAGE ARE IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.

EC4 EXISTING WALL TO REAMAIN. PROTECT IN PLACE.

EROSION CONTROL LEGEND

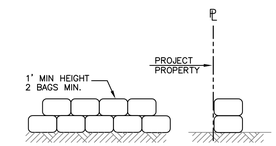
PLACE GRAVEL BAGS

PLACE FENCE WITH WIND SCREEN

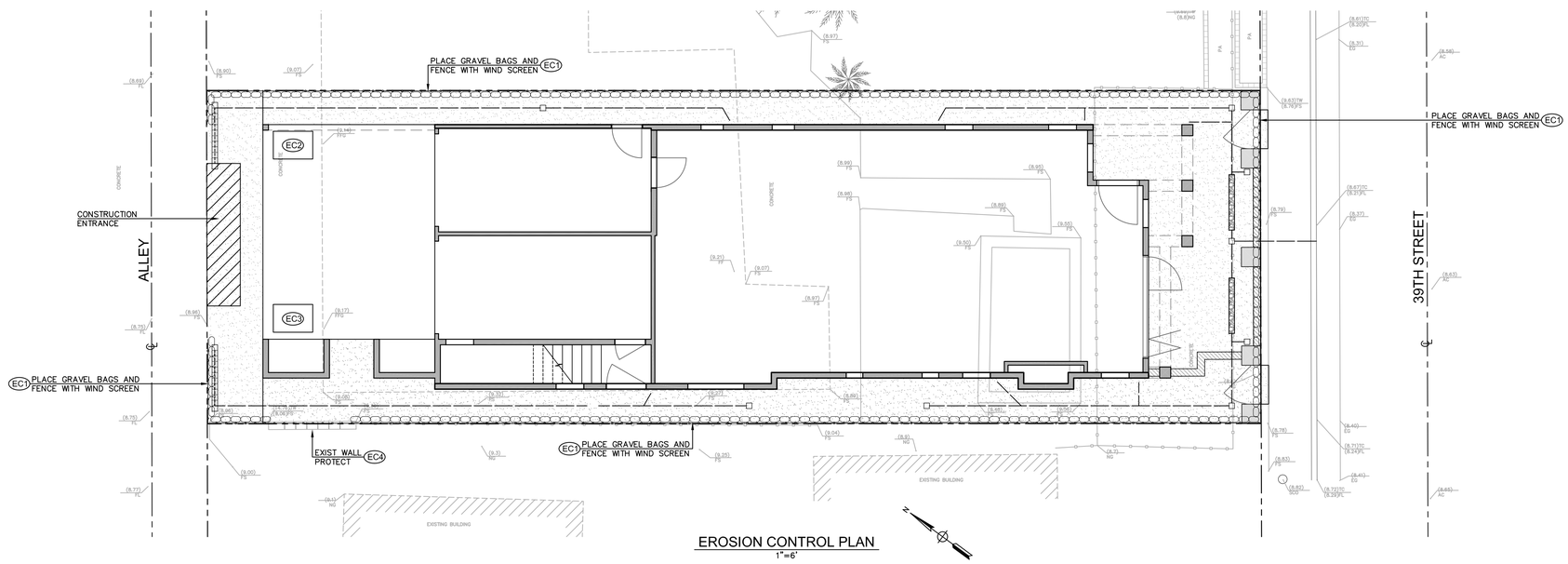


PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND STREET

CONSTRUCTION ENTRANCE
NTS



GRAVEL BAG DETAIL
NTS



EROSION CONTROL PLAN
1"=6'

NO.	DATE	REVISIONS

DESIGNED:
DRAWN: MJ
CHCK'D: TR
DATE: X/XX/18

ARCHITECT:
CRAIG S. HAMPTON, INC.
5500 E. QUARTERSAWN ST
BOISE, ID 83716
(949) 209-8883

OWNER/DEVELOPER:
SAILHOUSE NEWPORT ISLAND, LLC
PAT PATTERSON
170 NEWPORT CENTER DRIVE
SUITE 260
NEWPORT BEACH, CA 92660
(949) 939-1909

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 9534

REGISTERED PROFESSIONAL ENGINEER
THOMAS M. RUIZ
NO. 58627
EXP. 12-31-18
CIVIL
STATE OF CALIFORNIA

SOILS ENGINEER/GEOLOGIST:
R MCCARTHY CONSULTING, INC.
23 CORPORATE PLAZA
SUITE 150
NEWPORT BEACH, CA 92660
(949) 629-2539
REPORT NO: 20180315-1
APRIL 9, 2018

BENCHMARK:
BENCHMARK NO: U-1415
ELEVATION: 9.120 FEET (NAVD88), YEAR LEVELED 1989

LEGAL DESCRIPTION:
LOTS 7 AND 8 IN BLOCK 439 OF 'CANAL SECTION, NEWPORT BEACH', AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EROSION CONTROL PLAN
411 39TH STREET
NEWPORT BEACH, CALIFORNIA

SHEET 12 OF 14

4/30/18 1:50 PM 411 39TH STREET SAIL HOUSE NEWPORT ISLAND DESIGN PACKAGE dwg

LEGEND

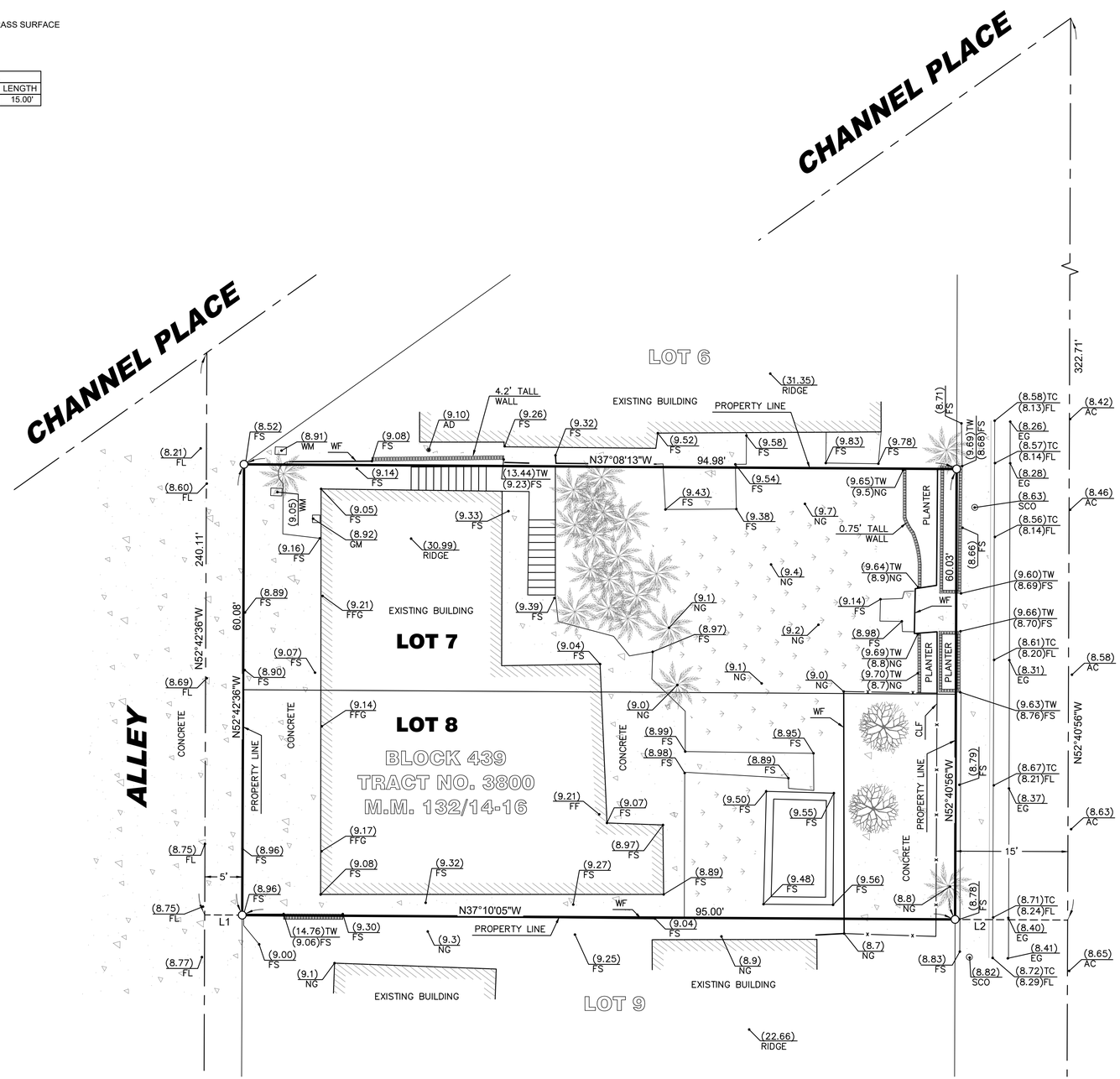
	BLOCK WALL
	WROUGHT IRON FENCE (WIF)
AC	ASPHALT PAVEMENT
ACU	AIR CONDITION UNIT
CATV	CABLE TV BOX
℄	CENTERLINE
CLF	CHAIN LINK FENCE
EG	EDGE OF GUTTER
EMH	ELECTRICAL MANHOLE
FF	FINISHED FLOOR
FFG	FINISHED FLOOR GARAGE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GM	GAS METER
NG	NATURAL GAS
SCO	SEWER CLEAN OUT
SDMH	STORM DARIN MANHOLE
SMH	SEWER MANHOLE
TB	TOP OF BULKHEAD
TC	TOP OF CURB
TD	TOP OF DOCK
TW	TOP OF WALL
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE
( )	EXISTING ELEVATION
●	FOUND MONUMENT
○	SEARCHED, FOUND NOTHING; TO BE MONUMENTED PRIOR TO GRADING

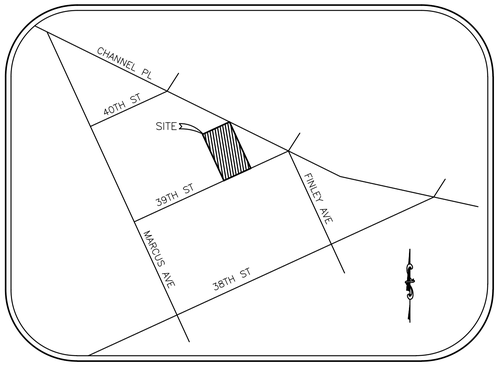
BRICK SURFACE

CONCRETE SURFACE

GRASS SURFACE

LINE DATA		
LINE	BEARING	LENGTH
L1	N17°03'01"E	15.00'





VICINITY MAP
NO SCALE

GRAPHIC SCALE
4 0 2 4 8 16
(IN FEET)
1 INCH = 8 FT.

LINE Table		
Line #	Bearing	Length
L1	N37°10'05"W	5.00'
L2	N37°10'05"W	15.00'

TITLE REPORT/EASEMENT NOTES

411 AND 413 39TH STREET
NEWPORT BEACH, CA 92663
(APN: 423-071-11)

NO TITLE REPORT PROVIDED

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 7 AND 8 IN BLOCK 439 OF 'CANAL SECTION, NEWPORT BEACH', AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 98, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK INFORMATION

BENCHMARK NO: U-1415

FOUND 3 3\4" NGS BRONZE DISK STAMPED "U 1415 1988", SET IN THE TOP OF A SEAWALL. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTER STREET AND THE NEWPORT CHANNEL, 25 FT. WESTERLY OF THE PROLONGATION OF THE CENTERLINE OF CENTER STREET AND 0.3 FT. SOUTHERLY OF THE SEAWALL FACE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 9.120 FEET (NAVD88), YEAR LEVELED 1989

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 39TH STREET HAVING A BEARING OF N52°40'56"E PER RECORD OF SURVEY NO. 2005-1190 R.S.B. 214/28.

SURVEYOR'S NOTES

1. SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

PLEASE CALL PAUL CRAFT @ 714-488-5006 TO SCHEDULE.

PROFESSIONAL LAND SURVEYOR PAUL DOMINIQUE CRAFT No. 8516 Exp. 12/31/16 STATE OF CALIFORNIA

9/27/2016
PAUL D. CRAFT, P.L.S. 8516 — DATE
LICENSE RENEWAL DATE 12/31/16

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REVISIONS

NO.	DESCRIPTION	DATE	APP'D
1	-----	-	P. D. C.

PROJECT SURVEYOR
APEX LAND SURVEYING INC.
HUNTINGTON BEACH, CALIFORNIA 92646
PHONE:(714)488-5006 FAX:(714)333-4440
APEXLSINC@GMAIL.COM

DATE 8/25/2016
SCALE 1"= 8'
DRAWN J. A. H.
CHECKED P. D. C.

SHEET TITLE: TOPOGRAPHIC MAP
PROJECT: 411 AND 413 39TH STREET NEWPORT BEACH, CA 92663 (APN: 423-071-11)

SHEET NO. 13 OF 14 SHEETS

PROJECT NO. 16076

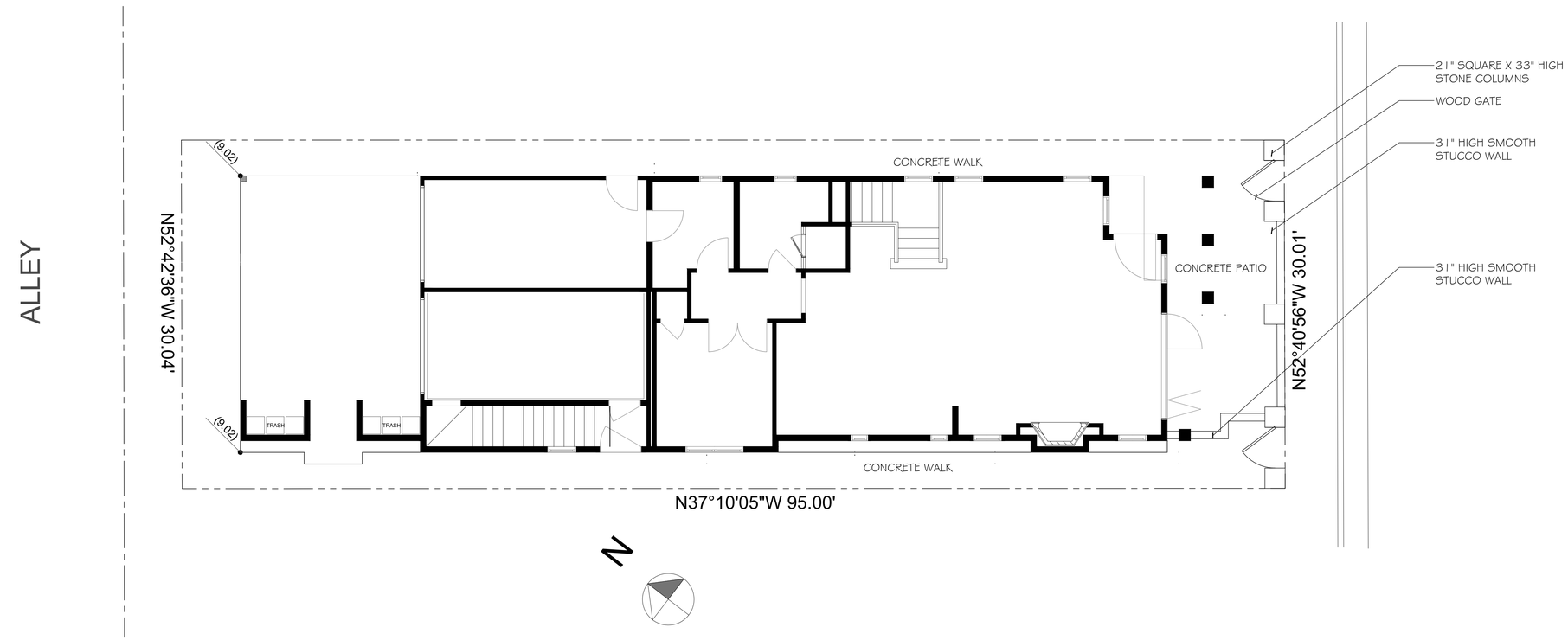
6/30/16 1:49 PM 411 39TH STREET S&B HOUSE NEWPORT ISLAND DESIGN PACKAGE.dwg

CONSTRUCTION NOTES

- The intent of these drawings is to produce intended results under recognized standard even if not actually shown but is reasonably inferable therefrom.
- The designer shall not be responsible for part of or any of this project if any changes, additions, revisions, or substitutions are made in these drawings or specifications of in the actual construction of this project without the consent of the designer.
- Dimensions take preferrce over scaled drawings.
- Large scale details take preference over small scale plans or elevations.
- The contractors shall thoroughly verify all conditions, dimensions, etc. before proceeding with any work.
- Contractor shall verify with owner in writing all work that is not to be part of this contract.
- All materials & construction to conform to applicable governing codes & ordinances.
- All construction to be plumb & true, unless otherwise noted. Allow for adjoining construction.
- Masonry units shall be 'A' conforming to A.S.T.M. 690 & manufactured in accordance with Concrete Masonry Association standards.
- Grout all cells with steel solid; if retaining grout all cells solid.
- All walls retaining soil are to have waterproof polyguard membrane.

GRADING & DRAINAGE NOTES

- Hold finish grade to a minimum 1" to maximum 3" below finish surface unless otherwise noted.
- Hold finish grade to a minimum 3" to maximum 6" below top soft retaining walls.
- Hold finish grade to minimum 6" below finish floor elevation.
- Slope all planting area toward drains @ 1% minimum.
- Slope all finish surfaces away from building @ 1% mimiumum.
- All stamped/patterned concrete, brick, tile, or stone paving to drain @ 2% minimum.
- Slope all drain lines @ ~~1~~2% minimum.
- Maximum slope on the mowed turf to be 3:1.
- Grading and/or landscaping contractor shall grade all planting/lawn & concrete areas to drain and shall exercise care in construction of mounds and swales so ponding does not occur.
- Connect all downspouts to drain system as necessary.



SHEET 14 OF 14

REVISIONS

LANDSCAPE PLAN

BOTANICARE LANDSCAPE
949/673-5646
1010 WEST 17TH STREET
COSTA MESA, CA 92627

SAILHOUSE DEVELOPMENT
411 39TH STREET
NEWPORT BEACH, CA

DESIGN BY: KEVIN CAMPBELL
DATE: APRIL 2011
SCALE: 1/4" = 1'-0"

SHEET 1 OF 1 SHEETS

4/30/19 1:59 PM 411 39TH STREET_SAILHOUSE NEWPORT ISLAND_DESIGN PACKAGE.pln