



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

March 12, 2020
Agenda Item No. 6

SUBJECT: Belt Capital Properties, LLC Condominium Conversion (PA2020-004)

- Condominium Conversion No. CC2020-001
- Tentative Parcel Map No. NP2020-001
- Modification Permit No. MD2020-001
- Coastal Development Permit No. CD2020-003

SITE LOCATION: 945 and 947 West Balboa Boulevard

APPLICANT: Belt Capital Properties, LLC

OWNER: Belt Capital Properties, LLC

PLANNER: Liane Schuller, Planning Consultant
949-644-3200, lschuller@newportbeachca.gov

LAND USE AND ZONING

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

PROJECT SUMMARY

A request for a condominium conversion, tentative parcel map, modification permit and coastal development permit to convert an existing 6,046-square-foot, two-unit dwelling into a condominium project for individual sale of the units. A modification permit is requested to maintain garage parking spaces with a width of 9 feet 3 inches and depth of 19 feet, and carport parking spaces with a width of 8 feet 3 inches and depth of 18 feet, whereas a width of 10 feet and depth of 20 feet is required. The existing development complies with all other applicable development standards including height, setbacks, and floor area limits.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15315 under Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Draft Zoning Administrator Resolution No. __ approving Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification Permit No. MD2020-001 and Coastal Development Permit No. CD20120-003 (Attachment No. ZA 1).

DISCUSSION

- The subject property is a topographically flat, approximately 5,677-square-foot parcel located on the south side of Balboa Boulevard, east of 10th Street, on the Balboa Peninsula.
- A Certificate of Compliance was issued on April 14, 2009, recognizing the property as compliant with the State Subdivision Map Act. Approval and recordation of the requested subdivision will supersede the existing certificate of compliance.
- The property is designated for two-unit residential use by the General Plan and Zoning Code. The existing development is consistent with this designation and a tentative parcel map and condominium conversion for individual sale of the units does not change the use or density on the property.
- The existing two-unit dwelling was constructed in 2009. No new construction is proposed in conjunction with the current application. Approval of the application will convert the two-unit dwelling into two condominiums and allow individual sale of the units.
- The condominium project will conform to current Newport Beach Municipal Code requirements and meet all Title 19 standards.
- A special inspection was conducted on February 10, 2020, and the building inspector noted no deficiencies in existing building conditions or compliance to minimum standards for the condominium conversion.
- A one-car garage and a covered one-car parking space are provided for each unit, which satisfies the off-street parking requirements of [Chapter 20.40 \(Off-Street Parking\)](#) of the Municipal Code.
- The project site is approximately 47 feet in width. Each garage space measures 9 feet 3 inches in width and 19 feet in depth. Each covered (carport) parking space measures 8 feet, 3 inches in width and 18 feet in depth. Approval of a modification permit is requested to maintain the existing parking space dimensions, which deviate from the minimum 10-foot width and 20-foot depth required on a lot exceeding 40 feet in width. Nonconforming parking dimensions are common on the Balboa Peninsula where the code required parking dimensions were modified in 2010 to require additional parking space size for lots wider than 30 feet. Zoning Code Section 20.52.050(B)(3)(d) authorizes the Zoning Administrator to approve

modifications to the size and location of parking spaces, subject to specific findings. Complete findings and facts in support are enumerated in the draft resolution (Attachment No. ZA 1).

- Public improvements will be required of the applicant per the Municipal Code and Subdivision Map Act. Conditions of approval have been incorporated to require all necessary public improvements including, but not limited to, curb, gutter and sidewalk along Balboa Boulevard in accordance with the Subdivision Code.
- The parcel map is subject to a Coastal Development Permit and conforms to Title 21 Local Coastal Program Implementation Plan in the Municipal Code. The parcel map will meet the required findings found in Section 21.52.015(F) (Findings and Decision). Complete findings and facts in support are enumerated in the draft resolution (Attachment No. ZA 1).
- The project site is located between the nearest public road and the sea or shoreline, however no new construction is proposed and approval of the parcel map will not change or affect public recreation access or views.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15315 under Class 1 (Existing Facilities) and 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 1 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project consists of the conversion of an existing two-unit dwelling and attached garages/covered parking, and involves no new construction to the existing development. The conversion of the two-unit dwelling into two condominiums will allow the units to be sold separately.

Class 15 exempts 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 percent. The Tentative Parcel Map and Condominium Conversion is for individual sale of the units 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 Local Coastal Program and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:


Liane Schuller
Planning Consultant

GR/lis

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

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2020-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NO. CC2020-001, TENTATIVE PARCEL MAP NO. NP2020-001, MODIFICATION PERMIT NO. MD2020-001 AND COASTAL DEVELOPMENT PERMIT NO. CD2020-003 TO CONVERT AN EXISTING TWO (2)-UNIT DWELLING LOCATED AT 945 AND 947 WEST BALBOA BOULEVARD INTO TWO (2) CONDOMINIUMS (PA2020-004)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Belt Capital Properties, LLC (“Applicant Owner”), with respect to property located at 945 and 947 West Balboa Boulevard, requesting approval of a condominium conversion, tentative parcel map, modification permit and coastal development permit.
2. The property at 945 and 947 West Balboa Boulevard is legally described as Lot 13 and portion of Lot 14, Block 9 of Tract 234.
3. The applicant proposes a condominium conversion, tentative parcel map, modification permit and coastal development permit to convert an existing 6,046-square-foot, two (2)-unit dwelling into two (2) condominiums. The required two (2)-car parking per unit will be provided and no waivers of Title 19 (Subdivision Code) development standards are proposed with this application. The existing development complies with all other applicable development standards including height and floor area limits. Approval of the Tentative Parcel Map and Condominium Conversion Permit would allow each unit to be sold individually as condominiums.
4. The subject property is designated RT (Two-Unit Residential) by the General Plan Land Use Element and is located within the R-2 (Two-Unit Residential) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential) (20.0-29.9 DU/AC) and it is located within the R-2 (Two-Unit Residential) Coastal Zone District.
6. A public hearing was held on March 12, 2020, 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 15301 and 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions), because it has no potential to have a significant effect on the environment.
2. Class 1 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project consists of the conversion of an existing 6,046-square-foot, two (2)-unit dwelling with attached garaged and covered parking and does not involve new construction. The conversion of the two (2)-unit dwelling into condominiums will allow the units to be sold separately.
3. 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 years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map and Condominium Conversion is for individual sale of the units and is consistent with all of the requirements of the Class 15 exemption.
4. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the Newport Beach Municipal Code, the following findings are set forth:

Finding:

- A. *The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the Zoning Ordinance in effect at the time of approval of the conversion.*

Facts in Support of Finding:

1. As permitted and conditioned, each unit will provide a one (1)-car garage and a one (1)-car carport.
2. The four (4) spaces provided meet the number of spaces required (two [2] per unit) per Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding:

- B. Each dwelling unit within a building shall have a separate sewer connection to the City sewer.*

Fact in Support of Finding:

1. As permitted and conditioned, each unit will maintain separate sewer connections to the City sewer.

Finding:

- C. Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.*

Fact in Support of Finding:

1. As permitted and conditioned, each unit will maintain a separate sewer cleanout located at the property line.

Finding:

- D. Each unit shall maintain a separate water meter and water meter connection.*

Fact in Support of Finding:

1. As permitted and conditioned, each unit will maintain a separate water meter and water meter connection.

Finding:

- E. The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.*

Fact in Support of Finding:

1. The existing two-unit dwelling was constructed with an electrical service connection that was, at such time, determined to be in compliance with the requirements of Chapter 15.32. No upgrades or changes are required to the existing service connections.

Finding:

- F. *The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to approval of a final map for the condominium conversion.*

Fact in Support of Finding:

1. A special inspection was conducted on February 10, 2020, and the building inspector noted no deficiencies in existing building conditions or compliance to minimum standards for the condominium conversion.

Finding:

- G. *Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.*

Fact in Support of Finding:

1. As conditioned, the project will comply with this requirement prior to recordation of the final parcel map.

Finding:

- H. *For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.*

Facts in Support of Finding:

1. The project is consistent with the adopted goals and policies of the Land Use Element and other Elements of the General Plan. The project site is designated as RT (Two-Unit Residential) by the Land Use Element of the General Plan. The existing two (2)-unit dwelling is consistent with the RT land use category, which is intended to provide for a range of two (2)-unit dwelling units such as duplexes and townhomes.
2. The existing two (2)-unit dwelling will be converted into a two (2)-unit condominium. The residential density on the site will remain the same.

Finding:

- I. *The establishment, maintenance or operation of the use or building applied for shall not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.*

Facts in Support of Finding:

1. The application of the project as conditioned will ensure the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and the City.
2. The requested application is to convert an existing two-unit dwelling into two (2) condominiums for individual sale of the units on property located within the R-2 Zoning District.
3. Public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.

Tentative Parcel Map

The Zoning Administrator determined in this case that the Tentative Parcel Map is consistent with the legislative intent of Title 20 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:

- J. 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 (2)-unit residential condominium purposes. The two (2)-unit dwelling will comply with current condominium standards. 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:

- K. 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 two (2)-unit development because it is regular in shape and is relatively flat.
2. The subject property is accessible from West Balboa Boulevard and the alley at the rear and is adequately served by existing utilities.

Finding:

- L. *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.*

Fact in Support of Finding:

1. This project has been reviewed, and it has been determined that it qualifies for a Class 1 and a Class 15 categorical exemption pursuant to Title 14 of the California Code of Regulations (Sections 15301 and 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). Class 1 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project consists of the conversion of an existing 6,046-square-foot, two (2)-unit dwelling with attached four (4)-car garaged/covered parking and involves no new construction. The conversion of the two (2)-unit dwelling into condominiums will allow the units to be sold separately. Class 15 exempts 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 (2) years, and the parcel does not have an average slope greater than 20 percent. The existing two (2)-unit dwelling is a permitted use and minimal physical improvements are necessary to allow the requested condominium conversion for the individual sale of the units. The site has not been subject to a prior subdivision and does not have a slope of greater than 20 percent.

Finding:

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

Fact 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 applicant 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:

- N. *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.*

Fact 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:

- O. *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 is developed for residential use and lies in a Zoning District that permits residential uses.

Finding:

- P. *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.*

Facts in Support of Finding:

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:

- Q. *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.*

Fact 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:

- R. *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.*

Fact in Support of Finding:

1. The two (2)-unit dwelling 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:

- S. *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. The two (2)-unit dwelling is designed so that wastewater discharge into the existing sewer system complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- T. *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.*

Fact in Support of Finding:

1. The subject property is located within the Coastal Zone. A coastal development permit is requested in conjunction with the proposed tentative parcel map and condominium conversion application. The project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter Three of the Coastal Act. The Facts in Support of Findings Z and AA for the *Coastal Development Permit* (below) are hereby incorporated by reference.

Modification Permit

In accordance with Section 20.52.050.E (Modification Permits – Required Findings) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- U. The requested modification will be compatible with existing development in the neighborhood.*

Facts in Support of Finding:

1. The neighborhood is comprised of a mix of one (1)-, two (2)- and three (3)-story residential structures. The design, bulk, and scale of the existing development is consistent with the existing neighborhood pattern of development and expected future development.
2. The dimensions of the existing garages and carports will accommodate four (4) onsite parking spaces as required for a two (2)-unit residential development. Nonconforming parking dimensions are common on the Balboa Peninsula where the required parking dimensions were modified in 2010 to require greater parking dimensions for lots in excess of 30 feet in width.

Finding:

- V. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

Facts in Support of Finding:

1. The interior dimensions of the existing one (1)-car garages and carports were compliant with the Newport Beach Zoning Code at the time of construction in 2009. As a result of amendments to the Zoning Code in 2010, the parking spaces are now substandard in size and considered legal nonconforming.
2. The granting of the Modification Permit is necessary to allow conversion of the existing two (2)-unit dwelling into a two (2)-unit condominium and the existing onsite parking spaces are adequate for the parking of four (4) vehicles.

Finding:

- W. *The granting of the modification is necessary due to practical difficulties associated with the property and the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

1. The subject property is approximately 47 feet wide and the required side setback is 4 feet, measured from each side property line. Based on the resultant 39-foot wide buildable area and the location of the existing structure on the site, it is physically infeasible to increase the size of the existing parking spaces.
2. The existing parking dimensions are compliant with the development standards in effect when the existing two (2)-unit dwelling was constructed in 2009 and no new construction is proposed in conjunction with the proposed project.

Finding:

- X. *There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding:

1. Providing parking dimensions that comply with current development standards is not feasible given the buildable area of the lot and the location of existing structures on-site unless the existing structure is significantly modified or a new structure is constructed.
2. An alternative that would reconfigure the entire lower level to accommodate compliant parking dimensions would require the entire first floor living area to be reconfigured, significantly impacting the cost and scope of the project, and would not meet the objectives of the applicant.

Finding:

- Y. *The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

1. The proposed parking configuration accommodates four (4) vehicles on-site with the same garage and carport dimensions as the existing development. The existing nonconforming garages and carports fulfill the intent of the Zoning Code by providing adequate parking on-site. The existing condition has not proven to be detrimental to the occupants of the property, nearby properties, the neighborhood, or the City.

2. Nonconforming parking dimensions are common on the Balboa Peninsula where the minimum parking dimensions were modified in 2010 to require additional size for lots in excess of 30 feet in width.
3. Approval of the requested modification does not alter or affect existing conditions because the project does not involve any new construction and complies with all other applicable development standards.

Coastal Development Permit

In accordance with [Section 21.52.015 \(Coastal Development Permits, Findings and Decision\)](#) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The Tentative Parcel Map and Condominium Conversion is for condominium purposes and meets all of the requirements of the Local Coastal Program including [21.30.025 \(Coastal Subdivisions\)](#).
2. The existing two (2)-unit dwelling complies with applicable residential development standards including, but not limited to, floor area limitation, height, and parking.
 - a. The maximum floor area limitation is 7,235 square feet and the existing floor area of the living area and garages is 6,622 square feet.
 - b. The existing two (2)-unit dwelling conforms to the minimum required setbacks, which are 10 feet along the front property line abutting Balboa Boulevard and 4 feet along the side property lines.
 - c. The existing two (2)-unit dwelling complies with the maximum height requirement of 24 feet for flat roof structures and 29 feet for pitched rooflines.
 - d. The project includes covered parking for a total of four (4) vehicles, complying with the minimum one (1)-car garage and one (1) covered or garage parking space per dwelling unit.
3. The neighborhood is developed with a mix of one (1)-, two (2)- and three (3)-story residential structures. The design, bulk, and scale of the existing development is consistent with the existing neighborhood pattern of development and expected future development.

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.
5. The project site is located between the nearest public road and the sea or shoreline area however approval of the parcel map will not affect public recreation access or views. There are no open space areas or bikeways within the boundaries of the parcel map that would require any easements or dedication.

Finding:

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

Fact in Support of Finding:

1. The project site is located between the nearest public roads and the sea or shoreline, however the project will not affect the public's ability to gain access to, use, and/or view the coast and nearby recreational facilities.
2. Vertical access to the public beach is available approximately 35 feet west of the site along 10th Street.
3. The 10th Street access also provides access to the 12-foot-wide public boardwalk providing lateral access and views of the ocean.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15301 and 15315 under Class 1 (Existing Facilities) and 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.
2. The Zoning Administrator of the City of Newport Beach hereby approves Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification No. MD2020-001 and Coastal Development Permit No. CD2020-003, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Director of Community Development in accordance with the provisions of NBMC Title 19 (Subdivisions) and Title 21 (Local Coastal Program Implementation Plan). Final action taken by the City on the coastal development permit 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 12TH DAY OF MARCH, 2020.

Jaime Murillo, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

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. 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 Condominium Conversion, Tentative Parcel Map, Modification Permit and Coastal Development Permit.

Coastal Development Permit Conditions

3. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
4. This Coastal Development Permit does not authorize any development seaward of the private property.
5. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
6. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
7. 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.
8. 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.
9. Prior to the issuance of building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.

Tentative Parcel Map/Condominium Conversion Conditions

10. A parcel map shall be recorded. The Map shall be prepared on the California coordinate system (North American Datum of 1983). 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 Sections 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.**
11. 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 Subdivisions Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one [1]-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 the project.
12. All improvements shall be constructed as required by Ordinance and the Public Works Department.
13. Two-car parking, including one enclosed garage space and one covered or enclosed parking space, shall be provided on site for each dwelling unit per requirements of the Zoning Code. All parking spaces shall be maintained clear of obstructions for the parking of vehicles at all times.
14. *Abandon the existing curb cut along the West Balboa Boulevard frontage per City Standard STD-165-L. Install new curb, gutter and sidewalk per City Standard where the in the location of the abandoned driveway.*
15. *Remove the existing red curb adjacent to the abandoned driveway approach.*
16. An encroachment permit is required for all work activities within the public right-of-way.
17. This Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification Permit No. MD2020-001 and Coastal Development Permit No. CD2020-003 and shall expire unless exercised within 24 months from the date of approval as specified in [Section 21.54.060 \(Time Limits and Extensions\)](#) and [Section 20.54.060 \(Time Limits and Extensions\)](#) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
18. 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, attorneys' 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 **Belt Capital Properties, LLC Condominium Conversion** including, but not limited to, **Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification Permit No. MD2020-001 and Coastal Development Permit No. CD2020-003 (PA2020-004)**. 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



Condominium Conversion No. CC2020-001
Tentative Parcel Map No. NP2020-001
Modification Permit No. MD2020-001
Coastal Development Permit No. CD2020-003
(PA2020-004)

945 and 947 West Balboa Boulevard

Attachment No. ZA 3

Project Plans

DUPLEX FOR:

WOODWORTH PROJECT

945 W. BALBOA BLVD, NEWPORT BEACH, CA 92663

DEFERRED SUBMITTAL FOR: FIRE SPRINKLER PLANS

NEW CONSTRUCTION > 5,000 STRUCTURE SHALL BE SPRINKLE. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.

DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW.

ATTIC AREA:

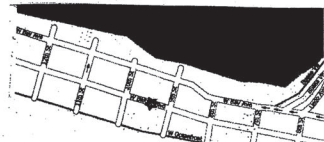
AT 3RD FLOOR:	384 SQ. FT.
REQUIRED VENTILATION:	1/150 OF NEW ATTIC AREA
PROVIDED VENTILATION:	368 SQ. IN. MIN.
4 VENTS TOTALING:	370 SQ. IN.
AT 2ND FLOOR:	608 SQ. FT.
REQUIRED VENTILATION:	1/150 OF NEW ATTIC AREA
PROVIDED VENTILATION:	1167 SQ. IN. MIN.
14 VENTS TOTALING:	1246 SQ. IN.

50% OF THE REQUIRED VENTILATION AREA MUST BE @ LEAST 3FT ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MINIMUM AND 1/4" MAXIMUM OPENING.

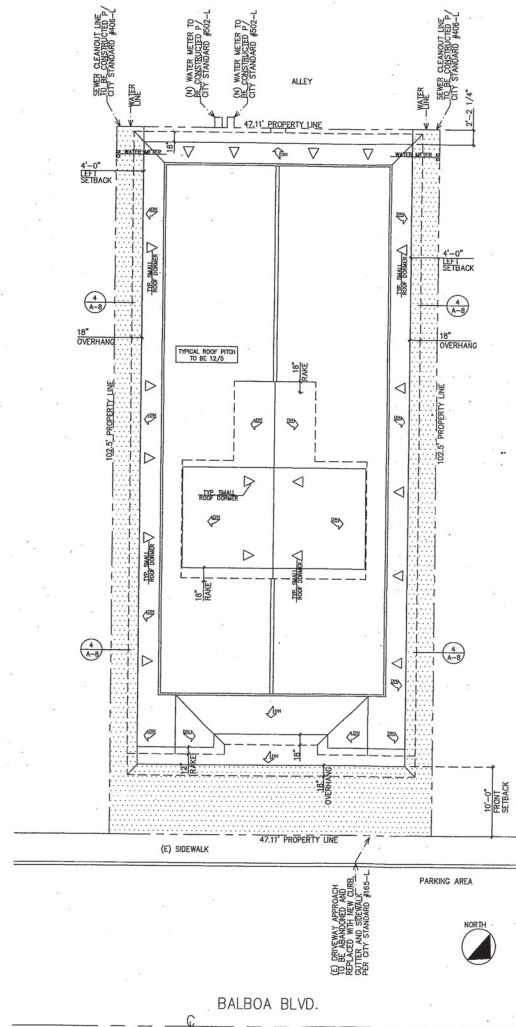
NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA STANDARDS CODE (2007 CBC, CMC, CPC & 2007 CEC), AND LOCAL ORDINANCES.
- FOR NEW CONSTRUCTION FENCING MUST BE PROVIDED. FENCE HEIGHT TO BE BETWEEN 72" AND 84" HIGH.
- CONTRACTOR TO VERIFY THE DIMENSIONS PRIOR TO START OF THE CONSTRUCTION.
- A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED BY THE PRIVATE WORK, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT WILL BE REQUIRED AND 100% PAID BY THE OWNER. SAID DETERMINATION & EXTEND OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- IF SUBJECT PROPERTY IS IN A LOW-LYING AREA, THE FINISHED FLOOR OF THE COMMERCIAL SUITE(S) CANNOT BE LOWER THAN 6.67' (PER NAVD83 DATUM). THE HEIGHT WILL BE MEASURED FROM 6.67' EXCEPT FOR THE PORTION OVER NON-COMMERCIAL SUITE AREA SUCH AS, BUT NOT LIMITED TO, GARAGE, OPEN SPACE, CARPORTS, EXTERIOR STRUCTURES, ETC. THE HEIGHT OF THESE ARE MEASURED FROM NATURAL GRADE.
- NATURAL GRADE IS 3 INCHES BELOW A FINISHED SURFACE POINT AT CONCRETE AND 4 INCHES BELOW A FINISHED SURFACE POINT AT STONE OR TILE.
- ELECTRICAL SERVICE TO BE UNDERGROUND FOR NEW CONSTRUCTION OR ADDITIONS > 50% NBMC 15.32.015
- SEPARATE UTILITIES FOR EACH UNIT MUST BE PROVIDED.
- EACH UNIT OF THE PROPOSED DUPLEX REQUIRES AN INDIVIDUAL WATER SERVICE/METER TO BE CONSTRUCTED PER CITY STANDARD #502-L.
- EACH UNIT OF THE PROPOSED DUPLEX REQUIRES AN INDIVIDUAL SEWER LATERAL & CLEANOUT TO BE CONSTRUCTED PER CITY STANDARD #406-L.
- EXISTING DRIVEWAY APPROACH ON W. BALBOA BLVD FRONTAGE NEED TO BE ABANDONED AND REPLACED WITH NEW CURB, GUTTER AND SIDEWALK PER CITY STANDARD #165-L.
- POOL, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.



VICINITY MAP

N.T.S.



SITE PLAN

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

CLIENT

WOODWORTH RESIDENCE
945 W. BALBOA BLVD.
NEWPORT BEACH, CA 92663

LEGAL DESCRIPTION:

TR: 234
LOT: 13 & PORTION OF 14
BLK: 9
PARCEL #:
CONSTRUCTION TYPE: VB - SPR
OCCUPANCY GROUP: R-3/U
APPLICATION CODE: (2007 CBC 106.3.3)

ALL WORK SHALL CONFORM TO:

2007 CALIFORNIA BUILDING CODE/CMC/2007 CEC/CPC/
2009 TITLE 24 ENERGY STANDARDS AND
CITY OF NEWPORT BEACH, CALIFORNIA.

PROPOSED NEW AREA:	UNIT 945	UNIT 947
PROPOSED 1ST FLOOR	1,370 SQ. FT.	1,370 SQ. FT.
PROPOSED 2ND FLOOR	1,653 SQ. FT.	1,653 SQ. FT.
TOTAL PROPOSED LIVABLE SPACE	3,023 SQ. FT.	3,023 SQ. FT.

PROPOSED GARAGE:

PROPOSED GARAGE	288 SQ. FT.	288 SQ. FT.
TOTAL PROPOSED	288 SQ. FT.	288 SQ. FT.

PROPOSED DECK:

2ND FLOOR DECK	43 SQ. FT.	43 SQ. FT.
ROOF DECK	935.5 SQ. FT.	935.5 SQ. FT.
TOTAL PROPOSED	978.5 SQ. FT.	978.5 SQ. FT.

PROPOSED PATIO

PROPOSED AT ROOF DECK	72 SQ. FT.	72 SQ. FT.
-----------------------	------------	------------

PROPOSED ATTIC

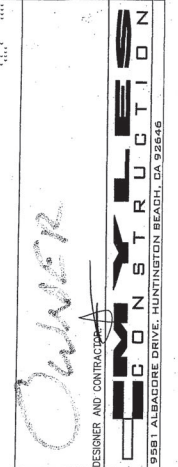
PROPOSED ROOF DECK	427 SQ. FT.	427 SQ. FT.
--------------------	-------------	-------------

LOT COVERAGE

LOT SIZE	4,828 SQ. FT.
LOT COVERAGE UNIT A	1,658 SQ. FT.
LOT COVERAGE UNIT B	1,658 SQ. FT.
TOTAL LOT COVERAGE	3,316 SQ. FT.
OPEN LOT AREA	1,512 SQ. FT.
% LOT COVERAGE	68 %

SHEET SCHEDULE:

- A-1 SITE PLAN
- T-1 TOPOGRAPHIC SURVEY
- G-1 GRADING & DRAINAGE PLAN
- G-2 GRADING & DRAINAGE DETAILS
- A-2 1ST FLOOR PROPOSED
- A-3 2ND FLOOR PROPOSED
- A-4 3RD FLOOR DECK
- A-5 ELEVATIONS
- A-6 ELEVATIONS & SECTION A-A
- A-7 SECTION B-B & SECTION C-C
- A-8 ARCH. DETAILS
- S-1 FOUNDATION PLAN
- S-2 FLOOR FRAMING PLAN
- S-3 FLOOR & ROOF FRAMING PLAN
- S-4 ROOF FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- GN-1 GENERAL NOTES
- R-1 REPORTS & FORMS
- T-24 CERTIFICATE & CHECK LIST



CONSULTANT:
CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627
92627

CLIENT:
PROPOSED PROJECT FOR:
WOODWORTH PROJECT
945 BALBOA BLVD
NEWPORT BEACH, CA

No.	DATE	BY	REVISIONS
1	02-26-09	IT	F. WORKS, GRADING
2	03-09-09	IT	BUILDING, PLANNING
3	04-05-09	IT	WORKS, GRADING

SHEET TITLE:
SITE PLAN

SHEET NO.
A-1

PA2020-004 for CC2020-001 / CD2020-003 /
MD2020-001 / NP2020-001
945 and 947 West Balboa Boulevard
Belt Capital Properties, LLC

WALL LEGEND

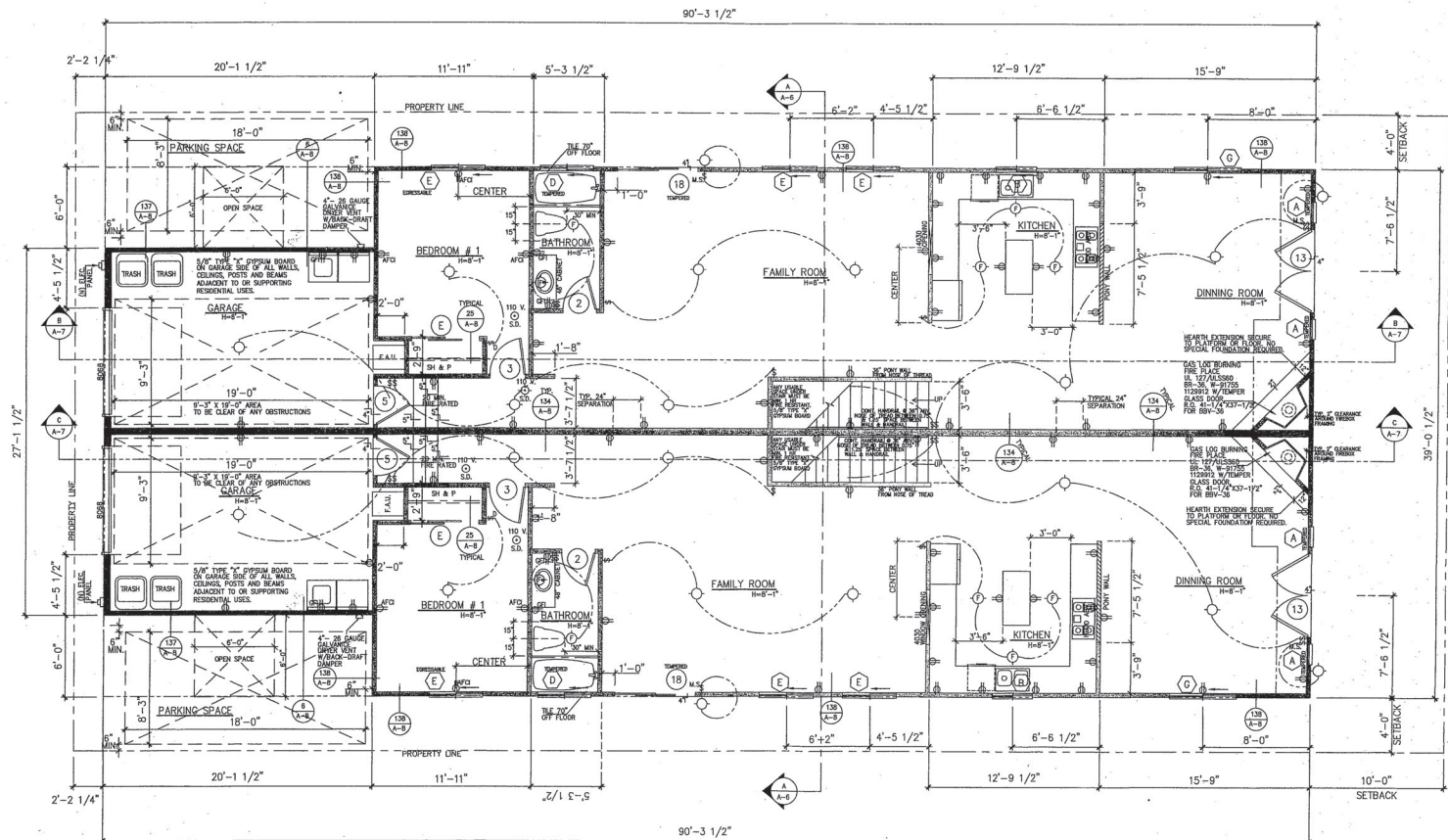
	EXISTING WALL
	NEW WALL
	NEW 6" WALL
	NEW PONY WALL
	REMOVE WALL
	FLOOR ABOVE
	FLOOR BELOW

ELECTRICAL LEGEND

	GROUND FAULT INTERRUPT
	ARC-FAULT CIRCUIT INTERRUPT
	OUTLET
	SWITCH
	DIMMER
	OCCUPANCY SENSOR
	(FAN & FLUORESCENT SEE A-4 NOTE # 16)
	FLUORESCENT
	LIGHTS
	SMOKE DETECTOR

--ELEC. OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24".

--BACK & SIDES OF BOXES TO BE SEALED WITH 1/2" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, PHONE & INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)



PROPOSED 1ST FLOOR PLAN

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

ISSUED
06-07-09

CONSULTANT:

CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627

CLIENT:

PROPOSED NEW DUPLEX FOR:

WOODWORTH PROJECT

943 BALBOA BLVD
NEWPORT BEACH, CA

NO.	DATE	BY	REVISIONS
1	02-28-09	IT	BUILDING PLANNING
2	03-09-09	IT	P. WORKS, GRADING
3	04-05-09	IT	BUILDING PLANNING

SHEET TITLE:
1ST FLOOR PLAN

SHEET NO.
A-2

DRAWN BY: IT.
SCALE: 1/4"=1'-0"

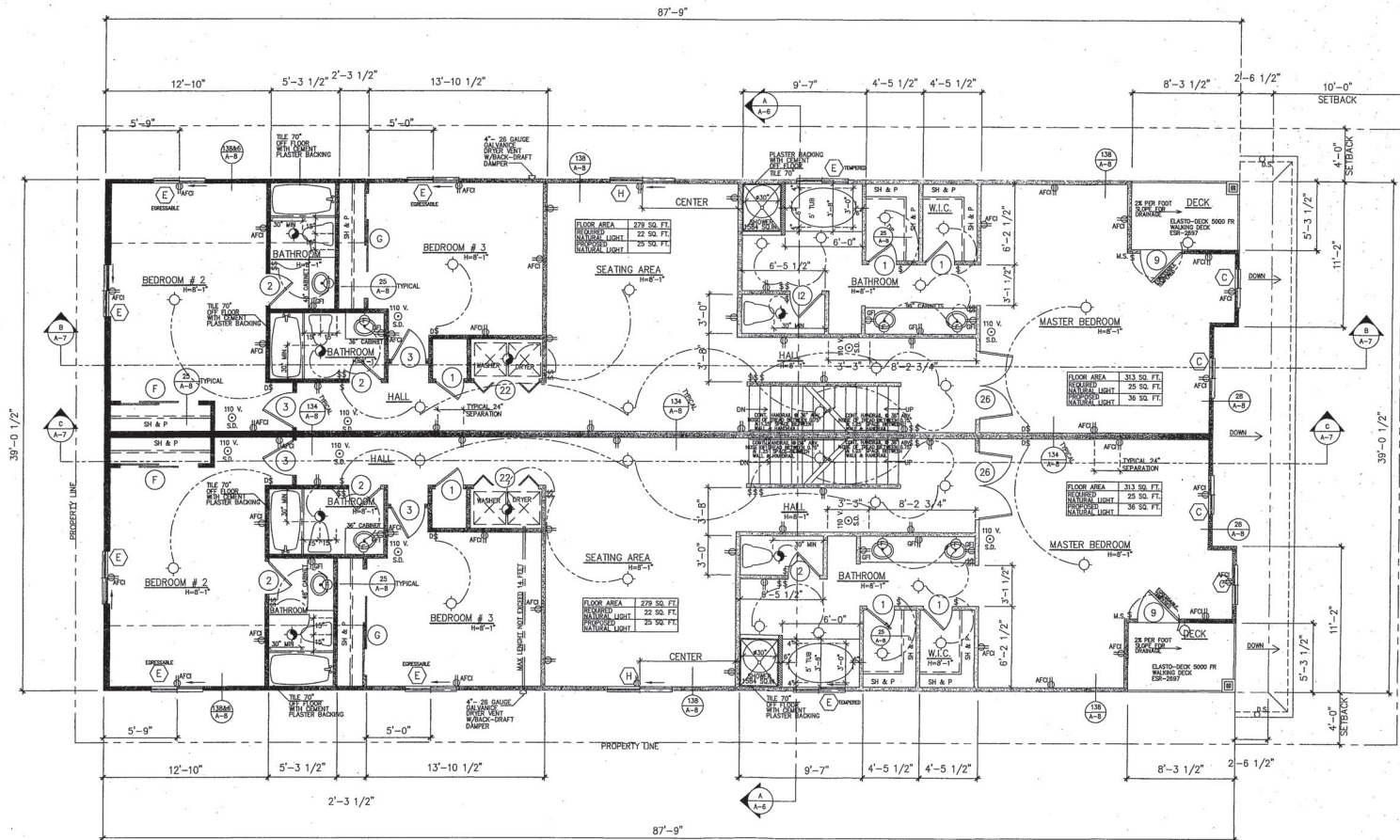
DESIGNER AND CONTRACTOR
CONSTRUCTION
9581 ALABARE DRIVE HUNTINGTON BEACH, CA 92646

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW 6" WALL
- NEW PONY WALL
- REMOVE WALL
- FLOOR ABOVE
- FLOOR BELOW

ELECTRICAL LEGEND

- GROUND FAULT INTERRUPT
- ARC-FAULT CIRCUIT INTERRUPTER
- OUTLET
- SWITCH
- DIMMER
- OCCUPANCY SENSOR
- (DUCT) FAN & FLUORESCENT
- FLUORESCENT
- LIGHTS
- SMOKE DETECTOR
- ELEC. OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24".
- BACK & SIDES OF BOXES TO BE SEALED WITH 7/8" RESILIENT SEALANT AND BACKED WITH MINIMUM MINERAL FIBER INSULATION. (TV, PHONE & INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)



CONSULTANT:
CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627
92527

CLIENT:
PROPOSED NEW DUPLEX FOR:
WOODWORTH PROJECT
945 BALBOA BLVD
NEWPORT BEACH, CA

No.	DATE	BY	REVISIONS
1	02-26-09	IT	BUILDING, PLANNING
2	03-09-09	IT	BUILDING, PLANNING
3	04-05-09	IT	BUILDING, PLANNING

SHEET TITLE:
2ND FLOOR PLAN

SHEET NO.
A-3

DRAWN BY: IT.
SCALE: 1/4"=1'-0"

DESIGNER AND CONTRACTOR

WOODWORTH PROJECT

9581 ALBAGORE DRIVE HUNTINGTON BEACH, CA 92646

WINDOW SIZE AND SCHEDULE

(A) 1'-6" x 6'-8" VINYL WINDOW (FIX) (U VALUE 0.38)	(E) 4'-0" x 4'-0" VINYL WINDOW (SL) (U VALUE 0.38)
(B) 3'-0" x 3'-0" VINYL WINDOW (SL) (U VALUE 0.38)	(F) 4'-0" x 5'-0" VINYL WINDOW (SL) (U VALUE 0.38)
(C) 3'-0" x 4'-0" VINYL WINDOW (SH) (U VALUE 0.38)	(G) 5'-0" x 4'-0" VINYL WINDOW (SL) (U VALUE 0.38)
(D) 4'-0" x 1'-6" VINYL WINDOW (SL) (U VALUE 0.38)	(H) 5'-0" x 5'-0" VINYL WINDOW (SL) (U VALUE 0.38)

---EMERGENCY EGRESS FROM SLEEPING ROOMS SHALL HAVE MAX. SILL HEIGHT OF 44"
---PENETRATIONS WITH "U" VALUE LOWER THAN DEFAULT VALUE MUST HAVE PERMANENT LABEL. OTHER PENETRATIONS MAY HAVE A FACTORY REMOVABLE LABEL.

DOOR SIZE AND SCHEDULE

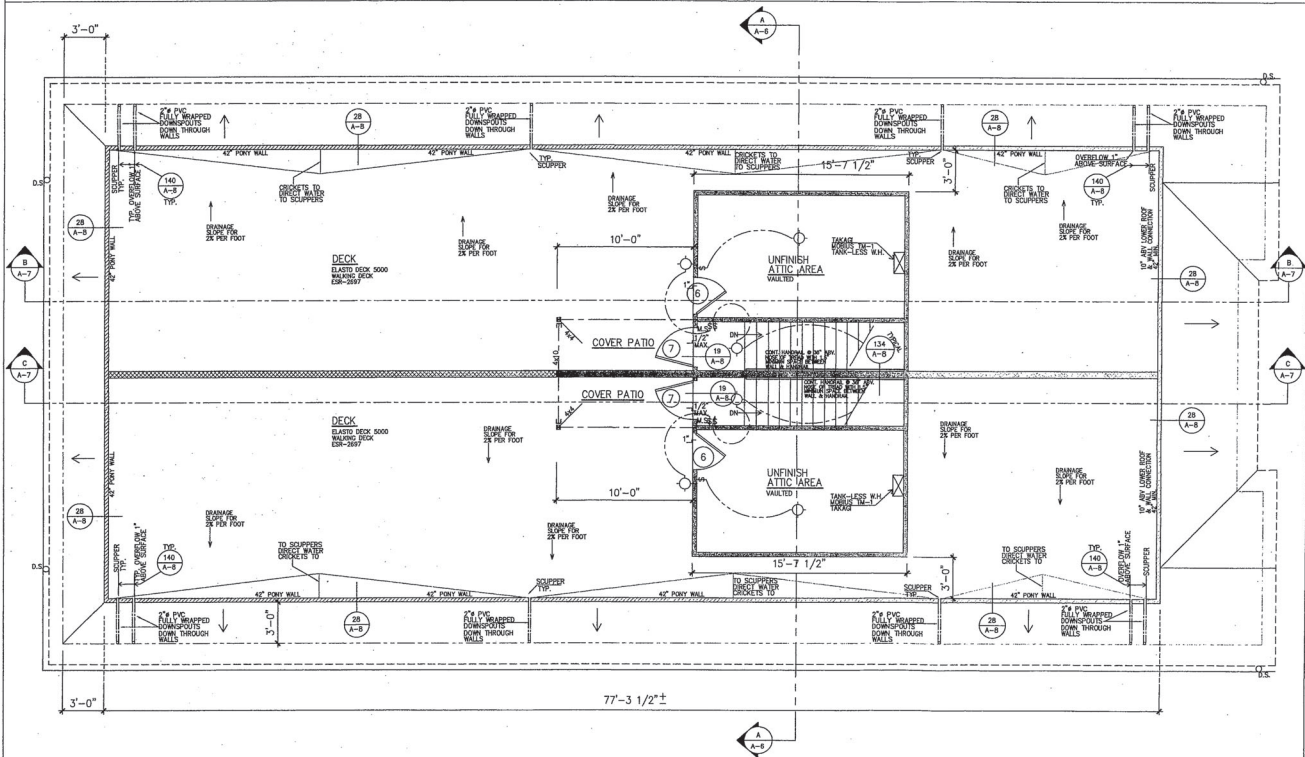
(1) 2'-0" x 6'-8" Interior Door 6-Panel (Pre Hung) R.O. 2.2 x 6.10	(13) 6'-0" x 6'-8" French Exterior Door (Metal Door W/aluminum Sill) R.O. 6.2 x 6.10
(2) 2'-4" x 6'-8" Interior Door 6-Panel (Pre Hung) R.O. 2.6 x 6.10	(18) 6'-0" x 6'-8" Exterior Sliding Glass Door (Vinyl/Tempered) R.O. 6.0 x 6.8-1/2
(3) 2'-6" x 6'-8" Interior Door 6-Panel (Pre Hung) R.O. 2.8 x 6.10	(22) 5'-0" x 6'-8" Bi-Fold Interior Door 6-Panel (Pre Hung) R.O. 5.1 x 6.10
(4) 2'-8" x 6'-8" Interior Door 6-Panel (Pre Hung) R.O. 2.10 x 6.10	(26) 5'-0" x 6'-8" Double Interior Door 6-Panel (Pre Hung) R.O. 5.2 x 6.10
(5) 2'-8" x 6'-8" Interior Door 6-Panel (Pre Hung) (S.C.) 20 Min. Fire Rated W/ Self Closing Hinge/Tight-Fitting and Self-Latching R.O. 2.10 x 6.10	(B) 5'-0" x 6'-8" Bi-Fold Interior Door (6-Panel)
(6) 2'-6" x 4'-5" Exterior Door (Steel Flat W/aluminum Sill) R.O. 2.8 x 4.7	(E) 5'-0" x 6'-8" Bi-Pass (Gold Frame) Mirror R.O. 5.1 x 6.9
(7) 2'-8" x 6'-8" Exterior Man Door (Steel Flat W/aluminum Sill) R.O. 2.8 x 6.10	(F) 6'-0" x 6'-8" Bi-Pass (Gold Frame) Mirror R.O. 6.1 x 6.9
(8) 3'-0" x 6'-8" Exterior Entry Door (Owner Provide and Install) R.O. 3.2 x 6.10	(G) 8'-0" x 6'-8" Bi-Pass (Gold Frame) Mirror R.O. 8.1 x 6.9
(9) 3'-0" x 6'-8" Exterior French Door (Owner Provide and Install) R.O. 3.2 x 6.10	

NOTES:

- HARD-WIRED SMOKE DETECTOR W/BATTERY BACKUP WILL BE INSTALLED IN ALL NEW BEDROOMS, HALL, STAIRS AND FAMILY ROOM. DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. (CBC 907.2.10.1.2)
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- FOUNDATION SILLS SHALL BE PRESSURE TREATED.
- ROOM CONTAINING BATHROOMS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH MINIMUM CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE. CBC 1203.4.2.1, CMG T-4-4
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70° F AT 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
- THE FOLLOWING TO BE PROVIDED AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR: SINGLE LINE DIAGRAM, PANEL SCHEDULES AND LOAD CALCULATIONS FOR ELECTRICAL SYSTEMS.
- ANCHOR BOLTS SHALL BE 5/8" W/3X3X.229" PLATE WASHERS
- SAFETY GLAZING SHALL BE USED WITHIN A 24" ARC OF A DOOR EDGE AND WHEN GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE AND WHEN WITHIN 40" OF A LOCKING DEVICE
- ARC-FAULT CIRCUIT INTERRUPTER IN ALL BEDROOMS.
- LOW-FLOW TOILETS (1.6 GAL/FLUSH), SHOWERHEADS (2.5 GPM) AND FAUCETS (2.2 GPM). CPC 402
- A 20 AMP CIRCUIT TO SERVE EACH BATHROOM RECEPTACLE OUTLETS. (210-52-d NEC)
- CONTROL VALVE FOR TUB-SHOWER SHALL BE A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE
- ANY USABLE SPACE UNDER STAIRS MUST BE MIN. 1 HR FIRE RESISTANT.
- WALL COVERING OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET (CEMENT PLASTER). CBC 1210.3
- SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 12" FROM STORAGE AREA(S). FLUSH MOUNTED MUST BE 6" AWAY. (NEC 410.6)
- PROVIDE A MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS & SIMILAR ROOM, IF REQUIRED OPENABLE WINDOW ARE NOT PROVIDED. DUCTLESS FANS ARE NOT ACCEPTABLE IN ROOMS CONTAINING TUBS OR SHOWERS.
- GLASS SHOWER DOOR AND ANY GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING.
- HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
- NON-HIGH EFFICACY LUMINAIRES MUST BE SWITCHED ON A SEPARATE CIRCUIT FROM HIGH EFFICACY LUMINAIRES.
- SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER ENCLOSURE SHALL BE NOT LESS THAN 1,024 SQ. INCH AND COMPASS 30" DIAM. CIRCLE
- EXTERIOR COMBUSTION AIR DUCTS SHALL BE LISTED COMPONENTS OF THE FIREPLACE, & INSTALLED ACCORDING TO THE FIREPLACE MANUF. INSTRUCTIONS.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILD CHIMNEYS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILD CHIMNEY SYSTEM & ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALL INSTRUCTIONS
- EDISON COMP. APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALL
- 5" COPPER GUTTERS AND DOWNSPOUTS-GUTTERS & DOWNSPOUTS P/PLANS.

INSULATION NOTES:

- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- ALL PENETRATIONS INTO SOUND-RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED W/ APPROVED PERMANENT RESILIENT SEALANT.
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES & APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. EXCEPTION: GAS PIPING NEED NOT BE ISOLATED.
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES & BATHROOM NEED NOT BE LINED.
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY WITHIN A WALL.



PROPOSED 3RD FLOOR DECK

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

DESIGNER AND CONTRACTOR

9581 ALABARE DRIVE HUNTINGTON BEACH, CA 92646

CONSULTANT:

CHRISTINA R. SILVA

2020 FULLERTON AVE. #6

COSTA MESA, CA 92627

92627

CLIENT:

PROPOSED NEW DUPLEX FOR:

WOODWORTH PROJECT

945 BALBOA BLVD

NEWPORT BEACH, CA

No.	DATE	BY	REVISIONS
1	02-26-09	IT	BUILDING, PLANNING (P. WORKS, DRAWING)
2	03-09-09	IT	BUILDING, PLANNING (P. WORKS, DRAWING)
3	04-05-09	IT	BUILDING, PLANNING

SHEET TITLE:

3RD FLOOR DECK

SHEET NO.

A-4

DRAWN BY: IT

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

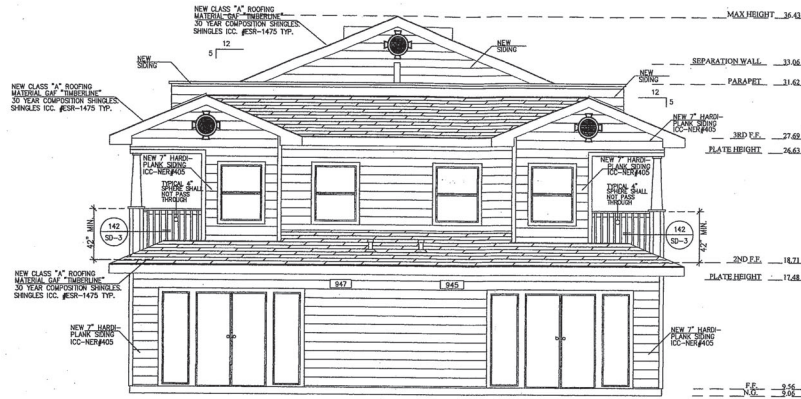
NOTES:

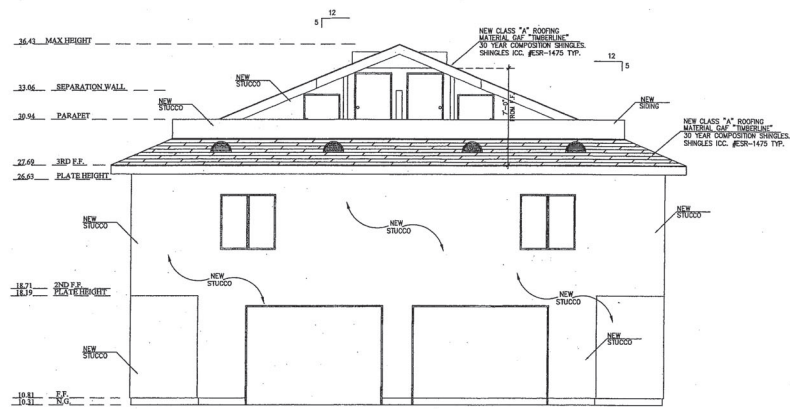
1. TOTAL AREA OF OPENINGS • EXTERIOR WALL OF WALLS LOCATED ≥ 3 FT. & < 5 FT. TO P.L. LIMITED TO 25 %

LEFT WALL • 1ST FLOOR:	
TOTAL EXTERIOR WALL SQ.FT.	607.50 FT.
TOTAL OPEN EXTERIOR WALL SQ.FT.	194.50 FT.
TOTAL % OF OPEN AREA	20.4 %

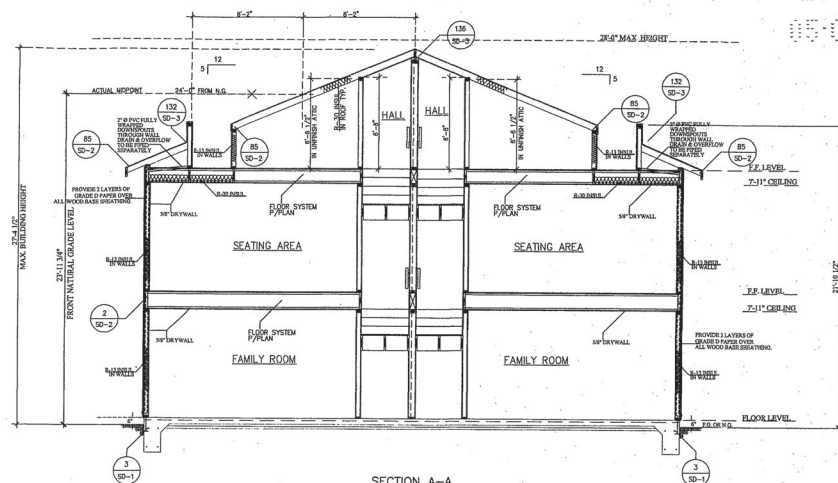
LEFT WALL • 2ND FLOOR:	
TOTAL EXTERIOR WALL SQ.FT.	832.50 FT.
TOTAL OPEN EXTERIOR WALL SQ.FT.	148.50 FT.
TOTAL % OF OPEN AREA	17.5 %

2. FOR EXTERIOR LATH & PLASTER PROVIDE 2 LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING. (C90 2210.5)
3. ALL ROOF MATERIAL TO BE INSTALL PER MANUFACTURE'S SPECIFICATIONS.

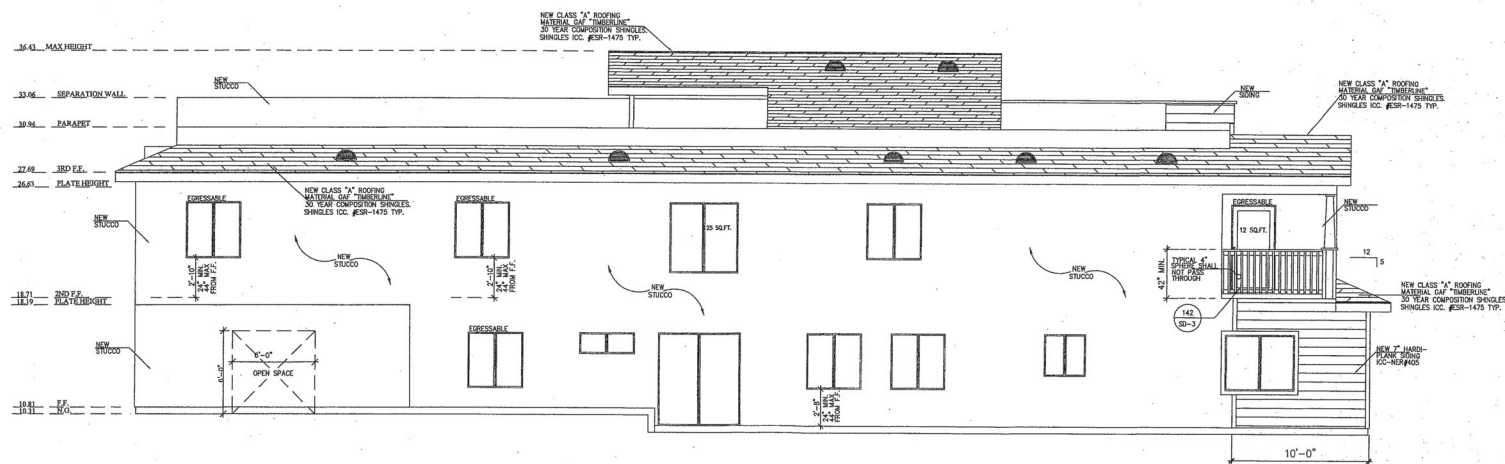




BACK ELEVATION



SECTION A-A



LEFT ELEVATION

ELEVATIONS

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

2. FOR EXTERIOR LATH & PLASTER PROVIDE 2 LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING. (CBC 2510.6)
3. ALL ROOF MATERIAL TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. TOTAL AREA OF OPENINGS @ EXTERIOR WALL OF WALLS LOCATED ≥ 3 FT. & < 5 FT. TO P.L. LIMITED TO 25 %.

LEFT WALL @ 1ST FLOOR:	
TOTAL EXTERIOR WALL SQ.FT.	467 SQ. FT.
TOTAL OPEN EXTERIOR WALL SQ.FT.	174 SQ. FT.
TOTAL % OF OPEN AREA	20.4 %

LEFT WALL @ 2ND FLOOR:	
TOTAL EXTERIOR WALL SQ.FT.	433 SQ. FT.
TOTAL OPEN EXTERIOR WALL SQ.FT.	146 SQ. FT.
TOTAL % OF OPEN AREA	17.5 %

CONSULTANT:

CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627
92627

CLIENT:

PROPOSED NEW DUPLEX FOR:

WOODWORTH PROJECT

945 BALBOA BLVD

NEWPORT BEACH, CA

SHEET TITLE:

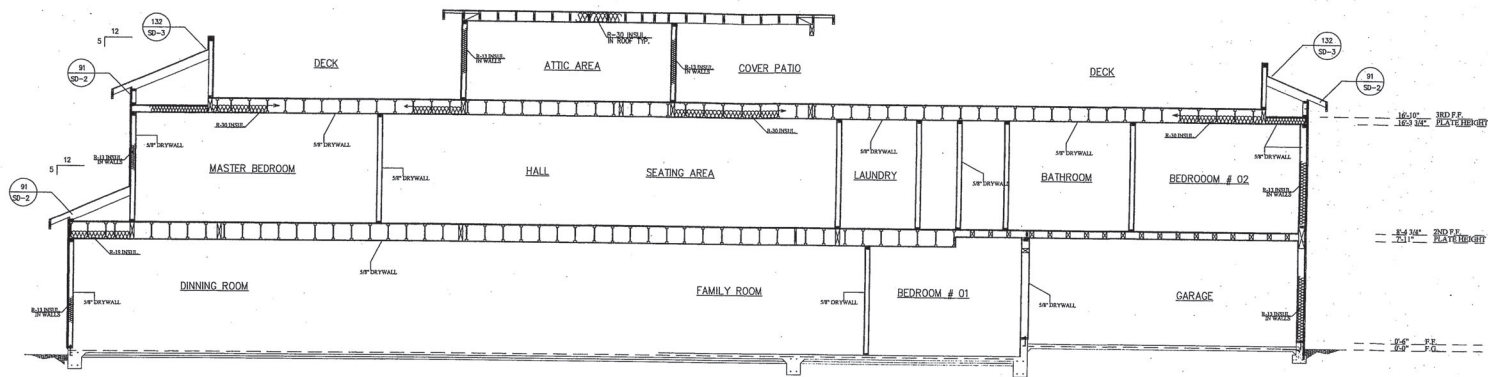
ELEVATIONS
&
SECTION A-A

SHEET NO.

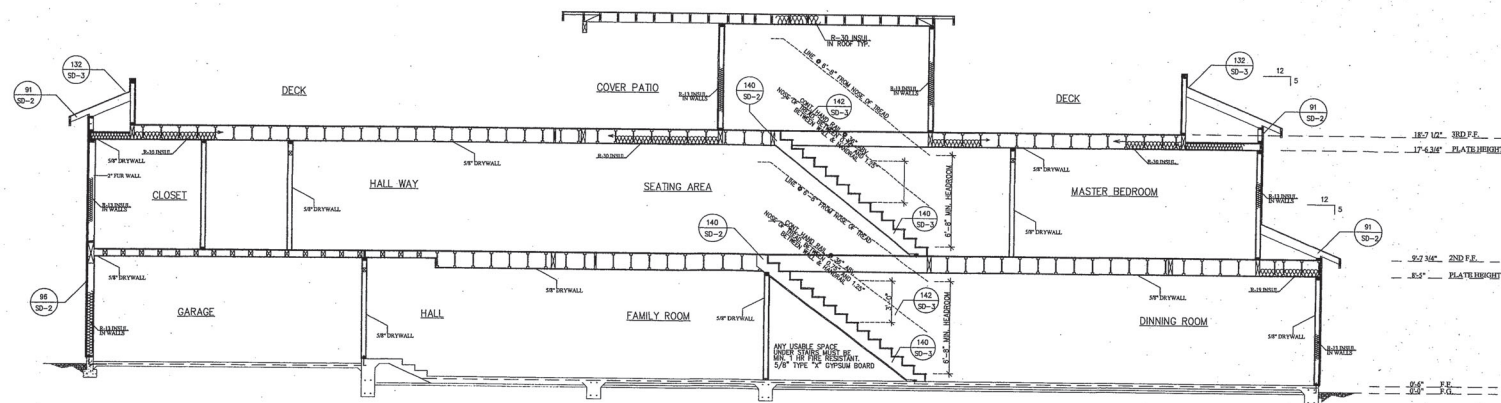
A-6

DRAWN BY: IT.

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



SECTION B-B



SECTION C-C

SECTIONS

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

CONSULTANT:
CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627
92627

CLIENT:
PROPOSED NEW DUPLEX FOR:
WOODWORTH PROJECT
945 BALBOA BLVD
NEWPORT BEACH, CA

No.	DATE	BY	REVISIONS
1	02-26-09	IT	BUILDING, PLANNING P. WORKS, GRADING
2	03-09-09	IT	BUILDING, PLANNING P. WORKS, GRADING
3	04-05-09	IT	BUILDING, PLANNING

SHEET TITLE:
SECTIONS
B-B & C-C

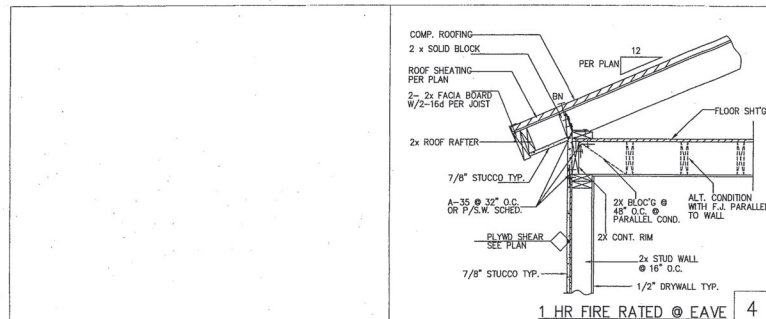
SHEET NO.
A-7

DRAWN BY: IT.

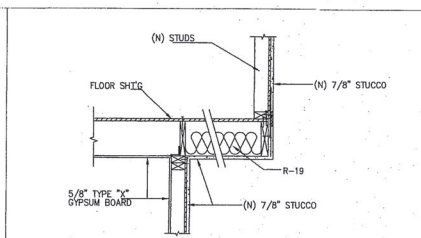
SCALE: 1/4"=1'-0"

DESIGNER AND CONTRACTOR:
9581 ALBACORE DRIVE HUNTINGTON BEACH, CA 92646

100000
050200

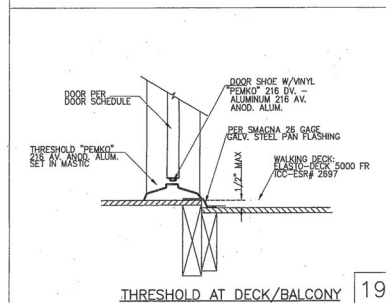


1 HR FIRE RATED @ EAVE 4

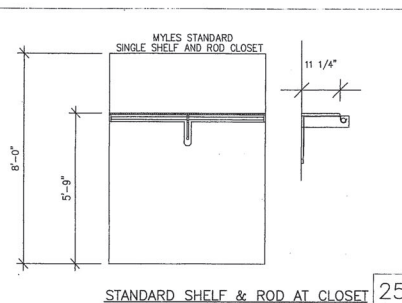


NAILING & MATERIAL APPLICATION PER IBC 2006
TABLE 720.13-1.2 FOR INTERIOR & EXTERIOR

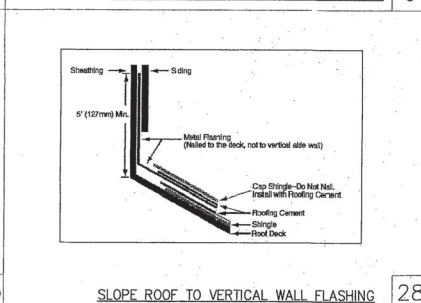
1 HR FIRE RATED @ GARAGE CANTALIVER 6



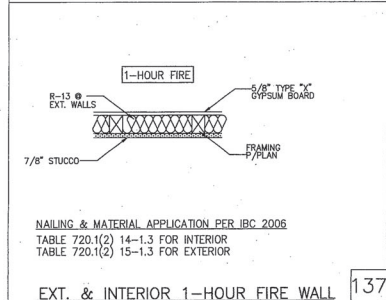
THRESHOLD AT DECK/BALCONY 19



STANDARD SHELF & ROD AT CLOSET 25

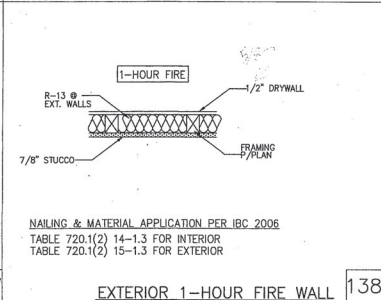


SLOPE ROOF TO VERTICAL WALL FLASHING 28



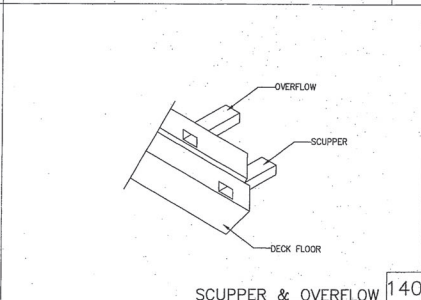
NAILING & MATERIAL APPLICATION PER IBC 2006
TABLE 720.1(2) 14-1.3 FOR INTERIOR
TABLE 720.1(2) 15-1.3 FOR EXTERIOR

EXT. & INTERIOR 1-HOUR FIRE WALL 137

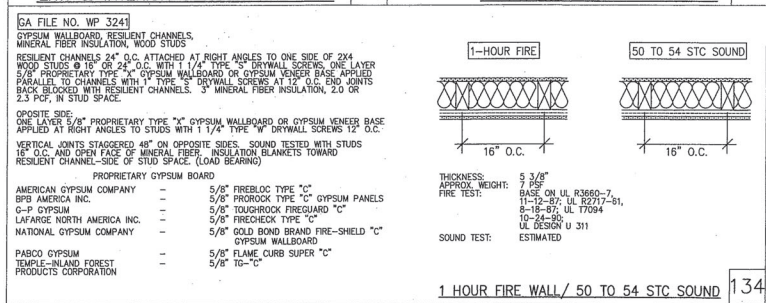


NAILING & MATERIAL APPLICATION PER IBC 2006
TABLE 720.1(2) 14-1.3 FOR INTERIOR
TABLE 720.1(2) 15-1.3 FOR EXTERIOR

EXTERIOR 1-HOUR FIRE WALL 138



SCUPPER & OVERFLOW 140



1 HOUR FIRE WALL / 50 TO 54 STC SOUND 134

DESIGNER AND CONTRACTOR: **CONSTRUCTION**
9581 ALBACORE DRIVE HUNTINGTON BEACH, CA 92646

CONSULTANT: CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627
92627

CLIENT: PROPOSED NEW DUPLEX FOR:
WOODWORTH PROJECT
945 BALBOA BLVD
NEWPORT BEACH, CA

No.	DATE	BY	REVISIONS
1	02-28-09	IT	BUILDING, PLANNING
2	03-09-09	IT	BUILDING, PLANNING
3	04-05-09	IT	BUILDING, PLANNING

SHEET TITLE: **ARCHITECTURAL DETAILS**

SHEET NO.: **A-8**

DRAWN BY: IT.

SCALE: N.T.S.

SITE PLAN NOTES:

- ALL ROOF DRAINAGE SHALL BE CONDUCTED TO FINISH GRADE VIA APPROVED ROOF GUTTERS AND DOWNSPOUTS TO CONCRETE OR NATURAL GRADE.
- ALL SURFACE DRAINAGE SHALL SLOPE AWAY FROM BUILDING A MINIMUM 1% FOR 5'-0" DISTANCE (MIN.)
- SURFACE DRAINAGE SHALL BE CONDUCTED TO APPROVED DISPOSAL AREA (STREET) WITH MINIMUM DISTANCE SLOPE FOR LANDSCAPE AND A/C PAVEMENT OFF 2% & CONCRETE PAVEMENT OF 1% MINIMUM GIVEN ELEVATION MAY BE ADJUSTED TO PROVIDE ADEQUATE DRAINAGE.
- NO TRENCHES OR EXCAVATION 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED WITHOUT OBTAINING NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY (OSHA) PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS.
- ALL SUBSURFACE PIPES OR CONDUITS SHALL SLOPE 1% TO DAY - LIGHT (MIN.)
- SECURE PERMISSION FROM CITY ENGINEER FOR CONSTRUCTION, GRADING AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
- BUILDER SHALL STAKE AND FLAG PROPERTY LINES IN ACCORDANCE WITH A LICENSE SURVEY MAP.
- ALL GRADING TO CONFORM TO NEMC 15.10
- DRIVEWAYS AND SURFACE PAVING TO CONFORM TO PUBLIC WORKS STANDARD STD 162-L
- APPROVED SEISMIC SHUT - OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE IF THE UTILITY AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS LINE.
- DUST SHALL BE CONTROLLED BY WATERING AND/OR DUSTING PALLIATIVE
- WORK HOURS ARE LIMITED FROM 7:00AM TO 6:30PM MONDAY THROUGH FRIDAY; 8:00AM TO 6:00PM SATURDAY; AND NO WORK ON SUNDAY AND HOLIDAYS PER SECTION 10-28-040 OF THE NEMC.
- NOISE FROM EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28-040 OF THE NEMC.
- THE STAMPED SET OF APPROVED PLANS SHALL BE AT JOB SITE AT ALL TIMES.

EROSION CONTROL:

- TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM 10/15 TO 05/15
- EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15
- BETWEEN OCT. 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 PERCENT. DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC) THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- REMOVAL FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
- PERMITTEE & CONTRACTOR ARE RESPONSIBLE FOR LOCATING & PROTECTING UTILITIES.
- APPROVED SHORING, DRAINAGE PROVISIONS & PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER & PROCEDURES SHALL CONFORM WITH CHAPTER 13 OF THE NBMC
- FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
- NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL & WASTE SHALL BE REMOVED FROM THE SITE.

REQUIRED INSPECTIONS:

- A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
- A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS:

- CUBIC YARDS CUT 517 & CUBIC YARDS FILL IN 517
- ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
- NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONFORMANCE WITH THE APPROVED GRADING PLANS, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

GRADING NOTES:

- EARTH FOR FOUNDATION SUPPORT SHALL INCLUDE THE ENTIRE BUILDING PAD & SHALL EXTEND A MINIMUM OF THREE FEET OUTSIDE EXTERIOR FOOTING LINES.
- REMOVAL SHALL EXTEND DOWNWARD INTO COMPETENT NATIVE EARTH MATERIALS & AT LEAST ONE FOOT BELOW PROPOSED FOOTING BOTTOMS, WHICHEVER IS DEEPER. AVERAGE REMOVAL DEPTH IS ESTIMATED AT 2.5 TO 3.0 FEET BELOW EXISTING GRADE. FINAL GRADE IS EXPECTED TO BE SLIGHTLY ABOVE ORIGINAL GRADE.
- MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREATED SILL PLATE IS AS FOLLOWS: 3" TO CONCRETE FINISH & 5" TO SOIL.
- ALONG PROPERTY LINES REMOVAL SHALL BE MADE AT 1:1 GRADIENT FROM NEAR PROPERTY LINE DOWN TO THE EXCAVATION BOTTOM. AS FILL SOILS ARE PLACED THE GRADING CONTRACTOR SHALL BENCH INTO THE CONSTRUCTION CUT, BENCHING AND FILLING SHALL BE CONTINUED TO FINISH GRADE. THIS PROCESS SHALL BE MADE UNDER THE CONTINUOUS OBSERVATION OF A REPRESENTATIVE OF GEOTECHNICAL CONSULTANT.
- THE EXPOSED EXCAVATION BOTTOM SHALL BE OBSERVED AND APPROVED BY GEOTECHNICAL CONSULTANT, PRIOR TO PROCESSING. DEPENDENT ON FIELD OBSERVATIONS, REMOVAL MAY BE ADJUSTED UP OR DOWN.
- SUBSEQUENT TO APPROVAL OF THE EXCAVATION BOTTOM, THE AREA SHALL BE SCARIFIED SIX INCHES MOISTURE CONDITIONED AS NEEDED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- FILL SOILS SHALL BE PLACED IN SIX TO EIGHT INCH LOOSE LIFTS. MOISTURE CONDITIONED AS NEEDED, & COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION. THIS PROCESS SHALL BE UTILIZED TO FINISH GRADE.
- GRADING FOR HARDSCAPE AREAS SHALL CONSIST OF REMOVAL AND RECOMPACTION OF SOFT SURFICIAL SOILS. REMOVAL DEPTHS ARE ESTIMATED AT ONE TO TWO FEET. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH PREVIOUSLY SPECIFIED METHODS.
- GRADING WILL REQUIRED REMOVALS ALONG PROPERTY LINES. TEMPORARY CUTS WILL BE MADE FROM PROPERTY LINE DOWN TO THE EXCAVATION BOTTOM AT 1:1 GRADIENT. AS FILLS ARE PLACED THE GRADING CONTRACTOR SHALL BENCH INTO THE CONSTRUCTION CUT. THIS PROCESS WILL PROVIDE ADEQUATE COMPACTION BENEATH THE PROPOSED STRUCTURE, AND ADEQUATE SUPPORT FOR ADJACENT OFFSITE STRUCTURES.
- ALL EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY. THESE RECOMMENDED TEMPORARY EXCAVATION SLOPES DO NOT PRECLUDE LOCAL RAVELING AND SLOUGHING

ACCEPTABLE DRAIN LINE MATERIALS:

- ABS, SDR 35
- ABS, SCHEDULE 40
- PVC, SDR 35
- PVC, SCHEDULE 40
- ADS 3000 WITH PE GLUE JOINTS

NEWPORT BEACH SEWER NOTES:

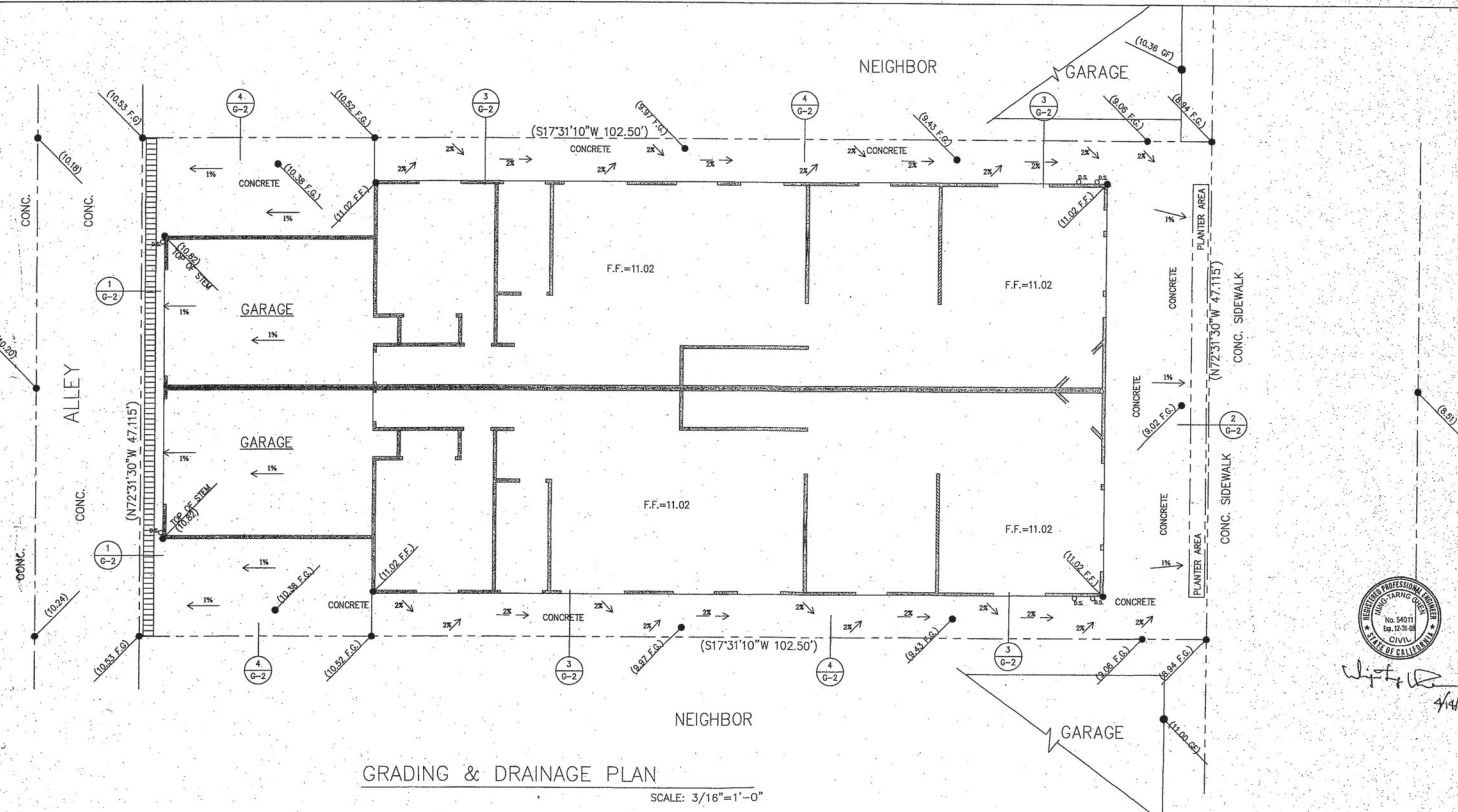
EXISTING SEWER LATERAL TO BE CHANGED AND A CLEAN-OUT INSTALLED IF THE EXISTING SEWER DOES NOT COMPLY WITH CITY STANDARD AND THE TOTAL COST OF THE CONSTRUCTION EXCEEDS 50% OF THE VALUE OF THE EXISTING STRUCTURE.

AS PER CITY REQUIREMENTS THE EXISTING SEWER LATERAL TO BE CHANGED AND A CLEAN-OUT INSTALLED TO COMPLY WITH CITY STANDARD IF ANY OF THE FOLLOWING CONDITIONS OCCUR. THIS WILL DETERMINED BY THE BUILDING INSPECTOR.

- ALTERATION TO THE BUILDING SEWER IS DONE.
- ADDITIONAL PLUMBING FIXTURES REQUIRE INCREASE IN SIZE OF BUILDING SEWER LINE.
- WHEN 6 OR MORE FUTURE UNITS ARE ADDED TO AN EXISTING UNDERGROUND PLUMBING SYSTEM.
- WHEN IT IS FOUND THAT THE BUILDING SEWER IS INSTALLED IN AN ILLEGAL OR UNSATISFACTORY MANNER.
- IF AREA OF ADDITION IS GREATER THAN 50% OF EXISTING AREA.
- IF AREA OF STRUCTURAL REMODEL + ADDITION IS GREATER THAN 50% OF EXISTING AREA.

PROJECT NOTES:

EXISTING DRIVEWAY APPROACH ON THE WEST BALBOA BOULEVARD FRONTAGE WILL NEED TO BE ABANDONED AND REPLACED WITH NEW CURB, GUTTER AND SIDEWALK PER CITY STANDARD #165-L



GRADING & DRAINAGE PLAN

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



CONSULTANT:

CHRISTINA R. SILVA
2020 FULLERTON AVE. #16
COSTA MESA, CA 92627
92627

CLIENT:

PROPOSED PROJECT FOR:
WOODWORTH PROJECT
945 BALBOA BLVD
NEWPORT BEACH, CA

No.	DATE	BY	REVISIONS
1	02-28-09	IT	BUILDING PLANNING
2	03-09-09	IT	BUILDING PLANNING
3	04-05-09	IT	BUILDING PLANNING

SHEET TITLE:

GRADING
&
DRAINAGE PLAN

SHEET NO.

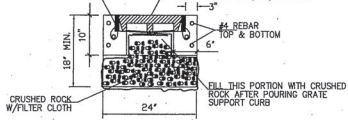
G-1

DRAWN BY: IT

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

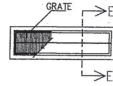
DESIGNER AND CONTRACTOR:
ECOSYSTEM CONSTRUCTION
9581 ALBACORE DRIVE, HUNTINGTON BEACH, CA 92646

DIMENSIONS DETERMINED BY
GRATE FRAME DIMENSIONS.
USE FRAME AS A FORM



ELEVATION SECTION F-F

DIG A 24" WIDE X 18" MINIMUM DEPTH TRENCH
PLACE FILTER CLOTH IN THE TRENCH LAP 12" @ TOP
FILL BOTTOM OF THE TRENCH WITH CRUSHED ROCK
FORM AND POUR PERIMETER CONCRETE CURB
FILL THE REST OF THE TRENCH WITH CRUSHED ROCK TO 4" FROM TOP OF TRENCH



PLAN VIEW

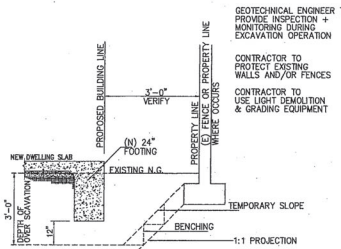
1

PERFORATED DRAIN/TRENCH DRAIN

2

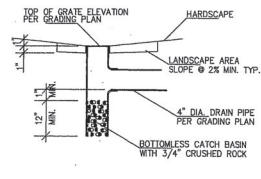
DRAINAGE SWALE

3



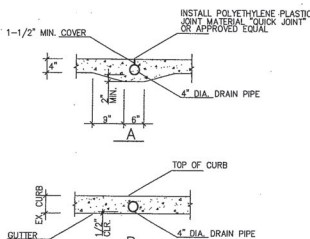
EXCAVATION @ PROPERTY LINE

4



CATCH BASIN

5



CURB OUTLET ELEVATION

6



CLIENT:

PROPOSED NEW DUPLEX FOR:

WOODWORTH PROJECT

945 BALBOA BLVD
NEWPORT BEACH, CA

CONSULTANT:

CHRISTINA R. SILVA
2020 FALLERTON AVE. #6
COSTA MESA, CA 92627
92627

DESIGNER AND CONTRACTOR:

CONSTRUCTION
9581 ALBACORE DRIVE HUNTINGTON BEACH, CA 92646

No.	DATE	BY	REVISIONS
1	02-26-09	IT	BUILDING PLANNING
2	03-09-09	IT	BUILDING PLANNING
3	04-05-09	IT	BUILDING PLANNING

SHEET TITLE:
GRADING & DRAINAGE
DETAILS

SHEET NO.
G-2

DRAWN BY: IT.

SCALE: N.T.S.

Attachment No. ZA 4

Tentative Parcel Map

WEST BALBOA BOULEVARD

TENTATIVE PARCEL MAP NO. 2019-184

DECEMBER 2019

SITE ADDRESS
945 & 947 W. BALBOA BLVD
NEWPORT BEACH, CA 92661
(APN: 047-281-02)

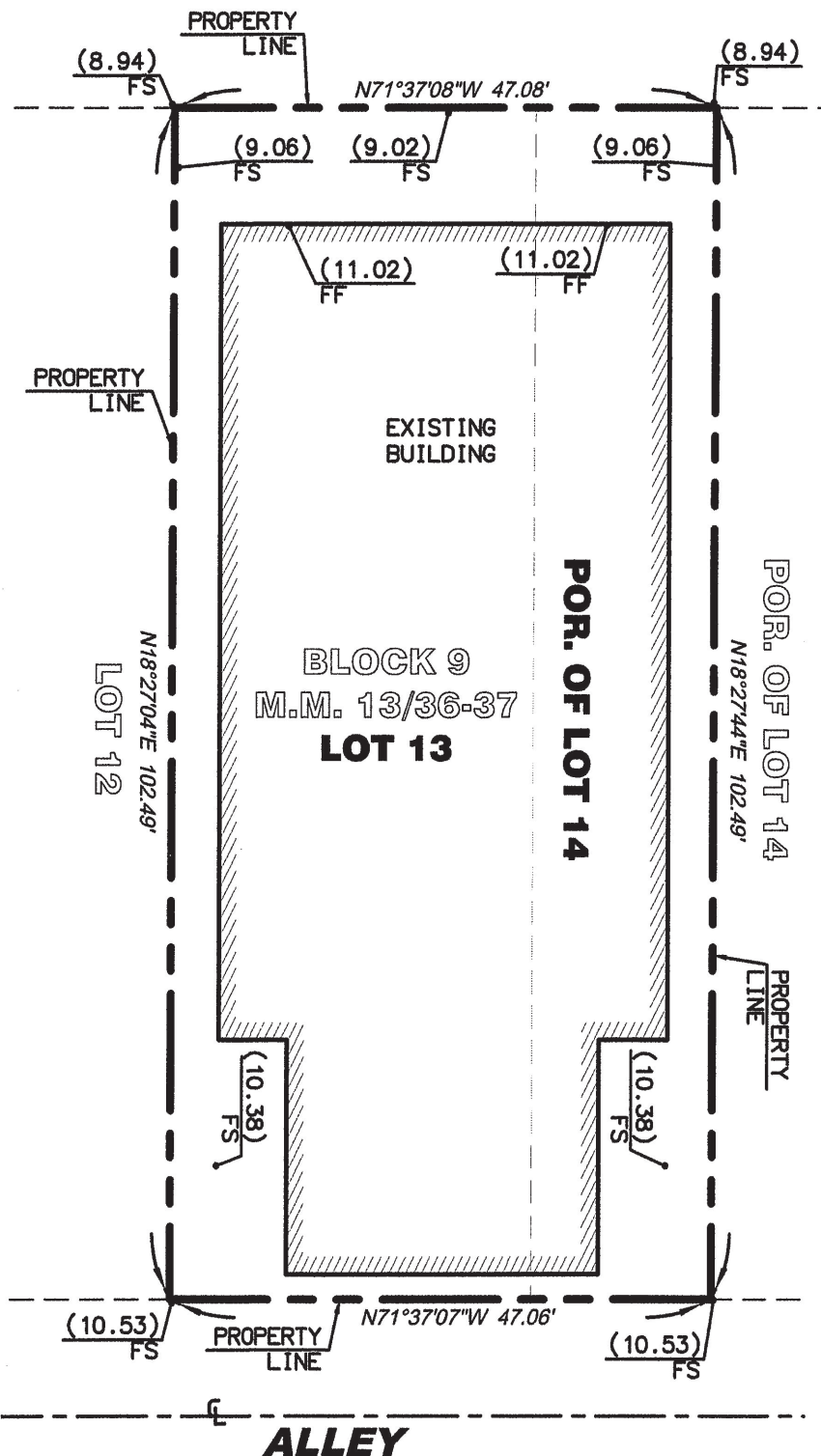
LOT 13 & ONE-HALF OF LOT 14
BLOCK 9
NEWPORT BEACH
M.M. 13/36-37

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

LOT 13 AND ONE-HALF OF LOT 14 IN BLOCK 9
OF TRACT 234, IN THE CITY OF NEWPORT
BEACH, COUNTY OF ORANGE, STATE OF
CALIFORNIA, AS SHOWN ON A MAP RECORDED
IN BOOK 13, PAGE 36-37 OF MISCELLANEOUS
MAPS, RECORDS OF ORANGE COUNTY,
CALIFORNIA.

OWNER/DEVELOPER:

BELT CAPITAL PROPERTIES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY



SCALE = 1" = 16'

PREPARED BY: A. R. H.



12/23/2019

PAUL D. CRAFT, P.L.S. 8516
LICENSE EXPIRES 12/31/20
JN: 19103

DATE

APEX LAND SURVEYING INC.

HUNTINGTON BEACH, CALIFORNIA 92646
PHONE: (714) 488-5006 FAX: (714) 333-4440

APEXLSINC@GMAIL.COM

36