



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Seimone Jurjis, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending June 30, 2023.

ZONING ADMINISTRATOR ACTIONS JUNE 29, 2023

- Item 1: Bire II LLC Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2023-0092)
Site Address: 513 Acacia Avenue
- | | | |
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| Action: Approved by Resolution No. ZA2023-043 | Council District | 6 |
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- Item 2: Bire II LLC Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2023-0091)
Site Address: 509 and 509 ½ Carnation Avenue
- | | | |
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| Action: Approved by Resolution No. ZA2023-044 | Council District | 6 |
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- Item 3: 2322 Pacific, LLC Residential Condominiums Tentative Parcel Map and Coastal Development Permit (PA2023-0033)
Site Address: 2320 and 2322 Pacific Drive
- | | | |
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| Action: Approved by Resolution No. ZA2023-045 | Council District | 6 |
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- Item 4: Barnard Residence Coastal Development Permit (PA2023-0018)
Site Address: 3907 Seashore Drive, Units A & B
- | | | |
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| Action: Removed from Calendar | Council District | 1 |
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- Item 5: Mercado Taco Shop Minor Use Permit (PA2022-0243)
Site Address: 320 Marine Avenue, Unit B
- | | | |
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| Action: Approved by Resolution No. ZA2023-046 | Council District | 5 |
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Item 6: Regenerative Institute of Newport Beach Minor Use Permit (PA2023-0062)

Site Address: 20341 Birch Street, Unit 200

Action: Approved by Resolution No. ZA2023-047

Council District

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**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: Russell Accessory Dwelling Unit Coastal Development Permit (PA2023-0086)

Site Address: 106 Amethyst Avenue

Action: Approved

Council District

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APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

Wendy Joe, Civilian Investigator, NBPD (*Telecom - Massage – ABC License*)

Mark Short, Police Sergeant, NBPD (*Massage – ABC License*)

RESOLUTION NO. ZA2023-043

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR TWO (2)-UNIT RESIDENTIAL CONDOMINIUM PURPOSES LOCATED AT 513 ACACIA AVENUE (PA2023-0092)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by William Rolph of CivilScapes Engineering, Inc. (Applicant), with respect to property located at 513 Acacia Avenue, and legally described as Lot 58 of Tract 682 (Property), requesting approval of a tentative parcel map and associated coastal development permit (CDP) for condominium purposes.
2. The Applicant requests a tentative parcel map for two (2)-unit residential condominium purposes. A single residential unit will be demolished, and a new duplex constructed. The tentative parcel map would allow each unit to be sold individually. No waivers of Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. A CDP is required because this property is in the coastal zone (Project).
3. The Property is categorized as Two Unit Residential (RT) by the General Plan Land Use Plan and is located within the Two-Unit Residential (R-2) Zoning District.
4. 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.
5. A public hearing was held on June 29, 2023, online via Zoom. A notice of time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Class 15 Exemption allows 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 Project is for a two (2)-unit condominium subdivision and meets all identified criteria; therefore, it is eligible for the Class 15 Exemption.

SECTION 3. REQUIRED FINDINGS.

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 the NBMC:

Finding:

- A. *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 Project includes a tentative parcel map for two (2)-unit residential condominium purposes. The two (2)-unit dwellings will comply with current condominium standards. The project site was previously developed with a single residential unit which will be demolished. A new duplex will be constructed. The proposed subdivision and improvements are consistent with the density of the RT General Plan Land Use category and R-2 Zoning District.
2. The Property is not located within a specific plan area.

Finding:

- B. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for a duplex because it is regular in shape and size. An existing single residential unit will be demolished and a new duplex constructed.
2. The Property is accessible from both Acacia Avenue and the alley in the rear. Vehicular access is taken from the alley.
3. The Property is adequately served by existing utilities and the applicant will obtain a will-serve letter from utility providers.

Finding:

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

Facts in Support of Finding:

1. The Property is located within an existing residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines. Section 2 of this Resolution is hereby incorporated by reference.

Finding:

- D. *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 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.
2. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Acacia Avenue frontage and alley, as needed. All existing private improvements within the Acacia Avenue right-of-way must be removed and new sod and groundcovers along with a new 36-inch box street tree installed in the Acacia Avenue public right-of-way. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC).

Finding:

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

Fact in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

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

Finding:

- G. *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:

- H. 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 which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

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

Finding:

- J. 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 Project wastewater is designed to discharge into the existing sewer system and 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 (3) of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone and a CDP is therefore requested in conjunction with the proposed tentative parcel map. The project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the *Coastal Development Permit* (below) are hereby incorporated by reference.

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:

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

Facts in Support of Finding:

1. The Project is for a tentative parcel map for two (2)-unit residential condominium purposes. The proposed duplex conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking. The proposed subdivision and improvements are consistent with the density of the R-2 Coastal Zoning District.
2. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan and the project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view.
3. The Property is located in an area known for the potential for seismic activity. All projects are required to comply with the California Building Code and Building Division standards and policies.
4. The Property is located more than 1,250 feet from the harbor and is not near any natural landforms or environmentally sensitive areas.

Finding:

- M. 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.*

Facts in Support of Finding:

1. The Property is not located between the nearest public road and the sea or shoreline. 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 is a tentative parcel map for two (2)-unit condominium purposes. The Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan and the project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view.
3. The Tentative Parcel Map is for a property that is over 1,250 feet from the harbor and approval of the parcel map will not affect public recreation, access, or views.

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 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map and Coastal Development Permit, 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).

PASSED, APPROVED, AND ADOPTED THIS 29th DAY OF JUNE, 2023.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
2. After the recordation of the Parcel Map and prior to building permit final, 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 description change permit is final.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for revocation of this approval.
4. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 Subdivisions and Title 21 of the NBMC.
5. Prior to the recordation of the parcel map, an *In-Lieu Park Dedication Fee for one (1) additional residential unit shall be paid in accordance with the fee effective at the time of payment.*
6. Prior to issuance of building permit, a *Fair Share Fee for one (1) additional residential unit shall be paid in accordance with the fee effective at the time of payment.*
7. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Bire II LLC Residential Condominiums** including, but not limited to **Tentative Parcel Map and Coastal Development Permit (PA2023-0092)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

8. 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.**
9. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual Subarticle 18. Monuments (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 construction project.
10. All improvements shall be constructed as required by Ordinance and the Public Works Department.
11. An encroachment permit is required for all work activities within the public right-of-way.
12. All damaged sidewalk panels, curb, gutter, and street along the Acacia Avenue frontage and any damaged concrete alley panels along the alley property frontage shall be reconstructed as determined by the Public Works Department.
13. All existing overhead utilities shall be undergrounded.
14. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
15. Each unit shall be served by its individual water service/meter and sewer lateral/cleanout.
16. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
17. Install new turf or drought tolerant landscaping throughout the entire Acacia Avenue parkway.
18. Install a new 36-inch box City street-tree along the Acacia Avenue frontage.

19. 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.

Building Division

20. Independent utility services shall be provided for each unit.

Fire Department

21. NFPA 13D fire sprinkler system required for this project.

RESOLUTION NO. ZA2023-044

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR TWO (2)-UNIT RESIDENTIAL CONDOMINIUM PURPOSES LOCATED AT 509 AND 509 ½ CARNATION AVENUE (PA2023-0091)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by William Rolph of CivilScapes Engineering, Inc. (Applicant), with respect to property located at 509 and 509 ½ Carnation Avenue, and legally described as Lot 9 of Block 530 in the Corona del Mar Tract (Property), requesting approval of a tentative parcel map and associated coastal development permit (CDP) for condominium purposes.
2. The Applicant requests a tentative parcel map for two (2)-unit residential condominium purposes. An existing residential duplex will be demolished, and a new duplex constructed. The tentative parcel map would allow each unit to be sold individually. No waivers of Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. A CDP is required because this property is in the coastal zone (Project).
3. The Property is categorized as Two Unit Residential (RT) by the General Plan Land Use Plan and is located within the Two-Unit Residential (R-2) Zoning District.
4. The 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 Zoning District.
5. A public hearing was held on June 29, 2023, online via Zoom. A notice of time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Class 15 Exemption allows 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 Project is for a two (2)-unit condominium subdivision and meets all identified criteria; therefore, it is eligible for the Class 15 Exemption.

SECTION 3. REQUIRED FINDINGS.

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 the NBMC:

Finding:

- A. *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 Project includes a tentative parcel map for two (2)-unit residential condominium purposes. The two (2)-unit dwellings will comply with current condominium standards. The Property was previously developed with a residential duplex which will be demolished, and a new duplex constructed. The proposed subdivision and improvements are consistent with the density of the RT General Plan Land Use category and R-2 Zoning District.
2. The Property is not located within a specific plan area.

Finding:

- B. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for a duplex because it is regular in shape and size. An existing residential duplex will be demolished, and a new duplex constructed.
2. The Property is accessible from both Carnation Avenue and the alley in the rear. Vehicular access is taken from the alley.
3. The Property is adequately served by existing utilities, as it was previously developed with a duplex and there is no increase in density.

Finding:

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

Facts in Support of Finding:

1. The Property is located within an existing residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines. Section 2 of this Resolution is hereby incorporated by reference.

Finding:

- D. *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 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.
2. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Carnation Avenue frontage and alley, as needed. All existing private improvements within the Carnation Avenue right-of-way must be removed and new sod and groundcovers installed. The existing street tree in the Carnation Avenue public right-of-way is to be protected in place. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC).

Finding:

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

Fact in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

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

Finding:

- G. *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:

- H. 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 which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

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

Finding:

- J. 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 Project wastewater is designed to discharge into the existing sewer system and 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 (3) of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone and a CDP is therefore requested in conjunction with the proposed tentative parcel map. The project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the *Coastal Development Permit* (below) are hereby incorporated by reference.

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:

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

Facts in Support of Finding:

1. The Project is for a tentative parcel map for two (2)-unit residential condominium purposes. The proposed duplex conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking. The proposed subdivision and improvements are consistent with the density of the R-2 Coastal Zoning District.
2. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan and the project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view.
3. The Property is located in an area known for the potential for seismic activity. All projects are required to comply with the California Building Code and Building Division standards and policies.
4. The Property is located more than 1,300 feet from the harbor and is not near any natural landforms or environmentally sensitive areas.

Finding:

- M. *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.*

Facts in Support of Finding:

1. The Property is not located between the nearest public road and the sea or shoreline. 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 is a tentative parcel map for two (2)-unit condominium purposes. The Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan and the project does not have the potential to degrade the visual quality of the Coastal Zone or to result insignificant adverse impacts to public view.
3. The Tentative Parcel Map is for a property that is over 1,300 feet from the harbor and approval of the parcel map will not affect public recreation, access, or views.

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 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map and Coastal Development Permit, 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).

PASSED, APPROVED, AND ADOPTED THIS 29th DAY OF JUNE, 2023.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
2. After the recordation of the Parcel Map and prior to building permit final, 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 description change permit is final.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for revocation of this approval.
4. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 Subdivisions and Title 21 of the NBMC.
5. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Bire II LLC Residential Condominiums** including, but not limited to **Tentative Parcel Map and Coastal Development Permit (PA2023-0091)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

6. 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.**

7. Prior to recordation of the Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual Subarticle 18. Monuments (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 construction project.
8. All improvements shall be constructed as required by Ordinance and the Public Works Department.
9. An encroachment permit is required for all work activities within the public right-of-way.
10. All damaged sidewalk panels, curb, gutter, and street along the Carnation Avenue frontage and any damaged concrete alley panels along the alley property frontage shall be reconstructed as determined by the Public Works Department.
11. All existing overhead utilities shall be undergrounded.
12. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
13. Each unit shall be served by its individual water service/meter and sewer lateral/cleanout.
14. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
15. New turf or drought tolerant landscaping shall be installed throughout the entire Carnation Avenue parkway.
16. The existing street tree along the Carnation Avenue frontage shall be protected in place.
17. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.

Building Division

18. Independent utility services shall be provided for each unit.

Fire Department

19. NFPA 13D fire sprinkler system required for this project.

RESOLUTION NO. ZA2023-045

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR TWO-UNIT CONDOMINIUM PURPOSES LOCATED AT 2320 AND 2322 PACIFIC DRIVE (PA2023-0033)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Toal Engineering, with respect to property located at 2320 and 2322 Pacific Drive, and legally described as Lot 3, Block 329 of Tract 186, requesting approval of a tentative parcel map and a coastal development permit for condominium purposes.
2. The applicant proposes a coastal development permit and tentative parcel map for two-unit condominium purposes. A two-unit dwelling will be demolished, and a new duplex will be constructed. No waivers of Title 19 (Subdivisions) are proposed. The tentative parcel map would allow each unit to be sold individually. The tentative parcel map also requires the approval of a coastal development permit pursuant to Title 21 (Local Coastal Program Implementation Plan) in the Newport Beach Municipal Code.
3. The subject property is located within the Two-Unit Residential (R-2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan designation is Two-Unit Residential (RT-D) and it is located within the Two-Unit Residential (R-2) Coastal Zone District.
5. A public hearing was held on June 29, 2023, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Class 15 exemption allows 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 is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

The Zoning Administrator determined in this case that the Tentative Parcel Map is consistent with the legislative intent of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code and approves the coastal development permit based on the following findings per Newport Beach Municipal Code (NBMC) Section 21.52.015.F:

Finding:

A. That the proposed map conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The tentative parcel map is for two (2)-unit residential condominium purposes and meets all of the requirements of the Local Coastal Program, including NBMC Section 21.30.025 (Coastal Subdivisions).
2. 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 and Building Division standards and policies.
3. The tentative parcel map is for a property located within a developed neighborhood. The subject property is approximately 350 feet away from the Newport Harbor Channel within the Categorical Exclusion Area. The development of the duplex was approved pursuant to Categorical Exclusion Order No. CEO20230021.
4. The duplex currently under construction conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking. The development is consistent with the density of the R-2 Coastal Zone District.

Finding:

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

Fact in Support of Finding:

1. The project site is not located between the nearest public road and the sea or shoreline. The residential lot does not currently provide nor inhibit public coastal access. Newport Beach Municipal Code 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 is a tentative parcel map for condominium purposes. Thus, 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.

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:

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

Facts in Support of Finding:

1. The tentative parcel map is for two (2)-unit residential condominium purposes. A two (2)-unit dwelling will be demolished, and a new duplex will be constructed. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the RT General Plan Land Use Designation.
2. The subject property is not located within a specific plan area.
3. The project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Pacific Drive frontage and alley panels along the alley frontage consistent with Title 19 of the Newport Beach Municipal Code (Subdivision Code).

Finding:

D. 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 size. An existing duplex has will be demolished and a new duplex will be constructed pursuant to Building Permit No. XR2022-3307.
2. The new two-unit residential development is compliant with NBMC Section 20.18.030 (Residential Zoning Districts General Development Standards) Table 2-3 minimum site area per dwelling unit of 1,000 square feet.

3. The subject property is accessible from Pacific Drive and from the existing alley in the rear. The property is adequately served by existing utilities.

Finding:

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

Facts in Support of Finding:

1. A two (2)-unit dwelling will be demolished, and a new duplex will be constructed.
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 (Title 14, Division 6, Chapter 3), of the CEQA Guidelines – Class 15 (Minor Land Alterations).

Finding:

F. 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 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:

G. 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:

H. 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 is located in a Zoning District that permits residential uses.

Finding:

I. 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:

J. 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:

- K. 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 proposed two-unit dwelling is consistent with the R-2 Zoning District, which allows two 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:

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

Fact in Support of Finding:

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

Finding:

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

Fact in Support of Finding:

1. The subject property is within the coastal zone. A coastal development permit is requested in conjunction with the proposed tentative parcel map application. The project complies with the Certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The facts in support of findings A and B above are hereby incorporated by reference.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map and Coastal Development Permit PA2023-0033, 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 29TH DAY OF JUNE 2023.



Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL****PLANNING**

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. 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 final.
3. The building permit for the new construction shall not be final until after recordation of the parcel map.
4. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code.
5. 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 the **2322, LLC Residential Condominiums including, but not limited to, Tentative Parcel Map and Coastal Development Permit (PA2023-0033)**. 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.

PUBLIC WORKS

6. 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.**

7. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
8. All improvements shall be constructed as required by Ordinance and the Public Works Department.
9. An encroachment permit is required for all work activities within the public right-of-way.
10. Reconstruct the existing broken and/or otherwise damaged concrete curb, gutter and sidewalk panels along the Pacific Drive any damaged concrete panels along the alley frontage.
11. All existing overhead utilities shall be undergrounded.
12. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
13. Each unit shall be served by its individual water service/meter and sewer lateral/cleanout.
14. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
15. The existing driveway on Pacific Drive shall be abandoned and new curb, gutter and sidewalk be installed.
16. The Pacific Drive parkway shall be relandscaped with new turf or drought tolerant landscaping.
17. The existing street tree along the Pacific Drive frontage shall be protected in place.
18. 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.

RESOLUTION NO. ZA2023-046

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A MINOR USE PERMIT TO ALLOW A TYPE 47 (ON-SALE GENERAL – EATING PLACE) ALCOHOL BEVERAGE CONTROL (ABC) LICENSE AND INCREASE IN HOURS OF OPERATION AT AN EXISTING RESTAURANT LOCATED AT 320 MARINE AVENUE, UNIT B (PA2022-0243).

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by El Mercado Modern Cuisine, LLC dba Mercado Taco Shop (Applicant), concerning property located at 320 Marine Avenue, Unit B, and legally described as Lot 11 of Block 14 of the Balboa Island Tract requesting approval of a minor use permit.
2. The applicant requests an amendment to a minor use permit for an existing eating and drinking establishment to allow a Type 47 (On-Sale General – Eating Place) Alcohol Beverage Control (ABC) License and to increase the hours of operation. Proposed hours of operation are 8:30 a.m. and 10 p.m., daily. No late hours (i.e., after 11 p.m.), live entertainment, or dancing is requested. If approved, this Minor Use Permit would supersede Use Permit No. UP2010-014.
3. The subject property is designated Mixed-Use Water 2 (MU-W2) by the General Plan Land Use Element and is located within the Mixed-Use Water (MU-W2) Zoning District.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Mixed-Use Water Related (MU-W) and it is located within the Mixed-Use Water (MU-W2) Coastal Zone District.
5. A public hearing was held on June 29, 2023, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

2. The Class 1 exemption authorizes minor alterations to existing structures involving negligible or no expansion of use. The project includes the addition of a Type 47 ABC License and an increase the hours of operation with no expansion of use.

SECTION 3. REQUIRED FINDINGS.

Alcohol Sales

In accordance with Section 20.48.030 (Alcohol Sales) of the NBMC, the Zoning Administrator shall consider the following findings prior to the approval of a new or amended alcohol sales establishment:

Finding:

- A. *The use is consistent with the purpose and intent of Section 20.48.030 (Alcohol Sales) of the Zoning Code*

Facts in Support of Finding:

In finding that the Project is consistent with Section 20.48.030 (Alcohol Sales) of the NBMC, the following criteria must be considered:

- i. *The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City.*
 1. The property is in an area the Newport Beach Police Department (NBPD) has designated as Reporting District 42 (RD 42) which encompasses Balboa Island. The NBPD is required to report offenses of Part One Crimes (criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft), combined with all arrests for other crimes, both felonies and misdemeanors (except traffic citations) to the Department of Alcoholic Beverage Control (ABC). RD 42 is not reported as a high crime area as compared to adjacent reporting districts in the City, including RD 41, RD 43, and RD 44. The subject RD's crime count is 50, which is 50 percent below the City-wide crime count average of 101. The highest volume of crime in this area is simple assault and the highest volume of arrests in the area is DUI related.
 2. Since RD 42 has a crime count 50 percent below the City-wide crime count as determined from all crime reporting districts within the City, the area does not meet the legal criteria for undue concentration. In comparison, neighboring RD 41 is 26 percent above the City-wide average, RD 43 is 64 percent below the City-wide average, and RD 44 is 111 percent above the City-wide average. Of the 38 RDs in Newport Beach, 12 are reported to ABC as high crime areas.
 3. The NBPD has reviewed the project and has no objection to the request for a Type 47 ABC License and increase in hours of operation subject to appropriate conditions of approval. The subject site is in a low crime area and there are no late hours

requested. The project will be subject to appropriate conditions of approval and all NBPD recommended conditions of approval have been included in Exhibit “A” of this Resolution.

ii. The number of alcohol-related calls for service, crimes, or arrests in the reporting district and in adjacent reporting districts.

Reporting District	Alcohol Related Arrests¹	Total Arrests
RD 42 (Project)	6	23
RD 41	22	76
RD 43	5	18
RD 44	35	144
Newport Beach	800	2,959

1. In RD 42, DUI, public intoxication, and liquor law violations make up roughly 26 percent of arrests. In comparison, the figure for neighboring RD 41 is roughly 28 percent, RD 43 is roughly 27 percent, and RD 44 is roughly 24 percent. These statistics reflect the City of Newport Beach’s data for 2021, which is the latest available data.
2. The NBPD has reviewed the application and has provided operational conditions of approval to help minimize any potential detrimental impacts.

iii. The proximity of the establishment to residential zoning districts, day care centers, hospitals, park and recreation facilities, place of worship, schools, other similar uses, and any uses that attract minors.

1. The nearest residential zoning district to the property is the Two-Unit Residential, Balboa Island (R-BI) Zoning District located directly East across the 10-foot alley behind the property. Although the R-BI Zoning District is within proximity to the property, the restaurant is oriented towards Marine Avenue which is within the MU-W2 Zoning District. This Zoning District is typically developed with commercial uses on the ground floor with residential units located on the upper levels. The operational characteristics of the restaurant are similar to the existing restaurants on Marine Avenue and the 10:00 p.m. closing hour will ensure patrons will not linger in the area into the late hours of the night.
2. The nearest place of worship is Saint John Vianney Chapel located 30-feet to the south of the property at 314 Marine Avenue. The Saint John Vianney Chapel typically is open in the morning hours from Monday to Friday until 9 a.m., and until noon on Sunday with later hours of operation on Saturday until 5 p.m. There are other restaurants within proximity of the subject property that serve alcohol and the area is considered a low crime area without undue concentration of alcohol licenses.

¹ Alcohol Related Arrests includes DUI (alcohol), public intoxication, and liquor law related arrests.

3. The subject property is not within proximity to a daycare center, park, recreational facility, school, or similar uses that attract minors.

iv. The proximity to other establishments selling alcoholic beverages for either off-site or on-site consumption.

1. There are several other restaurants located on Marine Avenue with active ABC Licenses, most of which are bona fide eating and drinking establishments and are not defined as bars, lounges, or night clubs by the NBMC. The closest restaurant selling alcoholic beverages is Royal Hen located approximately 135-feet away on the opposite side of Marine Avenue.

2. The closest establishment selling alcoholic beverages for off-site consumption is the Irvine Ranch Market at 200 Marine Avenue, which is approximately 760-feet south of the subject property. The establishment is a smaller market that offers alcohol for off-site consumption.

v. Whether or not the proposed amendment will resolve any current objectionable conditions.

1. No objectionable conditions are presently occurring at the site.

Minor Use Permit

In accordance with Section 20.52.020(F) (Conditional Use Permits and Minor Use Permits – Findings and Decision) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

B. The use is consistent with the General Plan and any applicable specific plan;

Facts in Support of Finding:

1. The Land Use Element of the General Plan categorizes the project site as Mixed-Use Water 2 (MU-W2). The MU-W2 designation is applied to waterfront locations in which marine-related uses may be intermixed with buildings that provide residential on the upper floors. Permitted uses include those permitted by the Recreational and Marine Commercial (CM), Visitor Serving Commercial (CV), and Mixed Use Vertical (MU-V) designations. These uses include general commercial, visitor-serving commercial, and residential dwelling units on the upper floor. The proposed operation of a restaurant with alcohol service and no late hours is consistent with the uses allowed in these Land Use categories of the General Plan and is intended to serve residents and visitors of the area.

2. The subject property is not part of a specific plan area.

Finding:

- C. *The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;*

Facts in Support of Finding:

1. The site is located in the Mixed-Use Water (MU-W2) Zoning District which applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floor. Food service uses with alcohol sales in this Zoning District are allowed subject to approval of a minor use permit.
2. The existing restaurant operates pursuant to Use Permit No. UP2010-014 and does not include alcohol service. Staff Approval No. SA2020-006 was approved in 2021 to allow physical changes to the existing restaurant and the tenant improvements are expected to be completed in late 2023. An amendment to the existing use permit is requested to allow a Type 47 ABC License without late hours. No changes are proposed to the net public area that would affect the required on-site parking.
3. The existing restaurant includes approximately 48 square feet of solid waste and recyclable materials storage within a screened enclosure on the side of the restaurant, which complies within the minimum 32 square feet required for commercial uses under 5,000 square feet.
4. As conditioned, the proposed project will comply with all recommendations from the NBPD to ensure the restaurant does not operate as a bar, tavern, cocktail lounge, or nightclub as defined by the NBMC.

Finding:

- D. *The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;*

Facts in Support of Finding:

1. The subject property is located along Marine Avenue on Balboa Island, which is accessible from both the Balboa Ferry and from Jamboree Road. Marine Avenue is the bridge that connects to the east side of Balboa Island and is one of the main corridors on Balboa Island with commercial uses. Commercial uses, including restaurants, are common along Marine Avenue and serve visitors and residents. The addition of a Type 47 ABC License and increase in hours of operation has been reviewed and conditioned to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible to maintain an environment compatible with both residents and businesses.

2. The existing restaurant has operated at this location since as early as 2010. The restaurant will maintain a closing time of 10 p.m. and is not anticipated to create disturbances to the adjacent uses as there will be no late hours (after 11:00 p.m.), dancing, or live entertainment. The 10:00 p.m. closing time is compatible with the existing restaurants located on Marine Avenue.
3. The restaurant is oriented towards Marine Avenue in a manner that shields the restaurant activity from the residential uses at the rear. The outdoor patio of the restaurant is located along Marine Avenue.
4. The NBPD has reviewed the project and has no objections. The operational conditions of approval recommended by the NBPD related to the sale of alcoholic beverages will help ensure compatibility with the surrounding uses and minimize alcohol-related impacts. The project has been conditioned to ensure the welfare of the surrounding community.

Finding:

- E. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provisions of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and*

Facts in Support of Finding:

1. The project site is located on Marine Avenue, which is located at the entrance of Balboa Island and has heavy vehicular and pedestrian activity. The subject property has historically operated as a restaurant and the proposed alcohol service and increase in hours of operation are not expected to result in an increase of vehicular and pedestrian activity. No changes are proposed to the net public area of the restaurant.
2. The project site is accessible from the front of the property along Marine Avenue and from the rear of the property along the adjacent alley.
3. The project has been reviewed by the City's Public Works Department and Life Safety Division (Fire Department) to ensure adequate public and emergency vehicle access, public services, and utilities are provided on the property.

Finding:

- F. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.*

Facts in Support of Finding:

1. The project has been reviewed and includes conditions of approvals to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. The NBPD has reviewed the project and Condition of Approval No. 32 is included to ensure the premise does not operate as a bar, tavern, cocktail lounge, or nightclub as defined by the NBMC.
2. The restaurant will serve the surrounding community in a mixed-use district designed for such uses. The operator is required to take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance within the facility, adjacent properties, or surrounding public areas, sidewalks, or parking lots of the restaurant, during business hours, if directly related to the patrons of the establishment.
3. As conditioned, all owners, managers, and employees selling alcohol are required to undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages within 60 days of hire. The certified program must meet the standards of the certifying/licensing body designated by the State of California and records of successful completion shall be maintained on the premises.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Minor Use Permit (PA2022-0243), subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.
3. This resolution supersedes Use Permit No. UP2010-014, which upon vesting of the rights authorized by this Minor Use Permit (PA2022-0243), shall become null and void.
4. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or a call for review is filed with the Community Development Director by the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 29TH DAY OF JUNE, 2023.



Benjamin M. Zueba, AICP, Zoning Administrator

RESOLUTION NO. ZA2023-047

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A MINOR USE PERMIT TO ALLOW A 2,637-SQUARE-FOOT MEDICAL OFFICE AT 20341 BIRCH STREET, SUITE 200. (PA2023-0062)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Knitter Partners International (Applicant), with respect to property located at 20341 Birch Street, Suite 200 and legally described as Parcel 3 of Parcel Map 2003-203, as recorded in Book 340, Pages 6 and 7 of Parcel Maps (Property), requesting approval of a Minor Use Permit.
2. The Applicant proposes a minor use permit to allow the conversion of an existing 2,637-square-foot professional office to a medical office use. The proposed medical office is on the second floor within the existing three (3) story, 20,643-square-foot building. A 172-space surface parking lot is shared between the Property and two adjacent lots.
3. The Property is located within the Santa Ana Heights Specific Plan, Business Park (SP-7, BP) Zoning District and the General Plan Land Use Element category is General Commercial Office (CO-G).
4. The Property is not located within the coastal zone; therefore, a coastal development permit is not required.
5. A public hearing was held on June 29, 2023 online via zoom. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Project allows a minor change in use from general office use to medical office use within an existing multi-use office building and involves issuance of building permits for interior tenant improvements.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.020F (Required Findings) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

A. The use is consistent with the General Plan and any applicable specific plan.

Facts in Support of Finding:

1. The office-condominium complex has a General Plan land use designation of General Office Commercial (CO-G), which is intended to provide administrative, professional, and medical offices with limited accessory retail and service use. The change of use from general office to medical office use is consistent with this designation.
2. The Property is located in the Santa Ana Heights Specific Plan zoning district within the Business Park sub-area (SP-7, BP). Medical office uses are allowed within this zoning district with approval of a minor use permit. The medical office use is a conversion of an existing professional office suite.

Finding:

B. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.

Fact in Support of Finding:

1. Medical office uses are allowed within the Business Park area of the Santa Ana Heights Special Plan District (SP-7, BP) with approval of a minor use permit. The proposed use is a medical office that offers advanced pain-relieving treatments to their patients. The site, including operation of the proposed use, will continue to comply with all development standards, including meeting the minimum parking requirement set forth in the NBMC. Only tenant improvements will be conducted on the site with no exterior changes to the building.

Finding:

C. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity.

Facts in Support of Finding:

1. Medical office uses are allowed in this area with the approval of a minor use permit. Development on the Property and surrounding properties consist of office buildings developed for various office uses. The proposed medical office use would operate Monday through Friday with typical office hours similar to a professional office. The

daytime operations ensure that the use will be in operation during similar hours to the surrounding professional office uses.

2. The Property is a 42,432-square-foot site that is improved with a 20,643-square-foot three (3)-story multi-tenant office building. The property shares a 172-space surface parking lot with two other properties at 20322 Acacia Street and 20342 Acacia Street. The three office buildings combine for a total floor area of 42,649 square feet. Access to the site is provided via Birch Street and Acacia Street.
3. The Property is one of three properties which share a 172-space parking lot. 20322 Acacia Street consists of 11,003 square feet, 20342 Acacia Street consists of 11,003 square feet, and 20341 Birch Street consists of 20,643 square feet, which totals 42,649 square feet. Pursuant to Table 3-10: Off-Street Parking Requirements of the Zoning Code, the 42,649 square feet of floor area requires 171 parking stalls to be shared between the three buildings. Since the total square footage of medical uses between the sites does not exceed 20 percent of the total floor area, the Zoning Code allows the medical uses to be parked at the same ratio as professional office. Accordingly, the site would be required to maintain the 171 parking spaces that are currently required. Since the existing parking lot provides 172 parking spaces, there is a one space surplus.

Finding:

D. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities.

Facts in Support of Finding:

1. The Property is located between Birch and Acacia Streets in the Business Park area of the Santa Ana Heights Specific Plan District. The surrounding area consists of properties developed for various office uses.
2. The Property is a multi-use office building consisting of three floors. Each floor consists of approximately 6,881 square feet of floor area (total 20,643 square feet). The applicant's business currently occupies Suite 110 of the first floor, which consists of 4,884 square feet and is proposing to have a second medical office at Suite 200 of the second floor, which consists of 2,637 square feet. The remaining suites are currently general office tenants. Parking is provided within a shared surface level parking lot that serves three properties at 20322 Acacia Street, 20342 Acacia Street, and 20341 Birch Street (Property). There are currently 172 parking spaces within the shared surface lot.
3. Tenant improvements to the existing general office space will require a building permit. All Fire and Building Code regulations will be verified during the plan check process.
4. There is adequate access on the Property for fire and medical emergency vehicles from Birch Street and Acacia Street.

Finding:

E. The Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Facts in Support of Finding:

1. The proposed medical office use is compatible with the existing medical and general office uses on the site and in the surrounding vicinity.
2. The proposed medical office use would operate with hours of operation which are similar to a professional office. The typical daytime operations ensure that the use will be in operation during similar hours to the surrounding professional office uses.
3. Adequate parking exists to accommodate the medical office use square footage.
4. Any tenant improvements for the proposed medical use will be minor in nature and will not impact the overall operation of the existing general office and medical office uses on the site.

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 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Minor Use Permit, subject to the conditions set forth in Exhibit "A", which is attached hereto and incorporated herein by reference.
3. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 29TH DAY OF JUNE, 2023.



Benjamin M. Zieba, AICP, Zoning Administrator

EXHIBIT “A”

CONDITIONS OF APPROVAL

Planning Division

1. The development shall be in substantial conformance with the approved site plan and floor plans stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The Project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. 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 Use Permit.
4. The Zoning Administrator may add to or modify the conditions of this Minor Use Permit approval; or they may revoke this permit should they determine 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.
5. Any expansion in floor area approved for medical office use shall require an amendment to this Use Permit or the processing of a new use permit.
6. A copy of the Resolution, including conditions of approval Exhibit “A” shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
7. The total number of parking spaces provided for all uses on site will be consistent with requirements of the Zoning Code. A minimum of 171 parking spaces shall be provided on-site.
8. Fair share fees to convert square footage from general office to medical office use shall be calculated at plan check and paid prior to building permit issuance.
9. 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 either the current business owner, property owner or the leasing agent.
10. 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 20 Planning and Zoning of the Newport Beach Municipal Code.

11. 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 the Minor Use Permit including, but not limited to PA2023-0062**. 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.

Building Division

12. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
13. Prior to issuance of building permits for tenant improvements, the project plans shall identify whether the use will be OSPHD 3 licensed.
14. Prior to issuance of building permits for tenant improvements, the project plans shall specify type of service/procedure being provided that will not have non-ambulatory patient per response.
15. Accessible paths of travel are required to be field verified from (1) accessible parking spaces and the public sidewalk to (2) the area of work on the 2nd floor and the public restrooms serving that floor (CBC 11B-202.4).

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The development shall be in substantial conformance with the approved project plans.
2. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused the revocation of this Use Permit.
4. *The allowed hours of operation shall be between 8:30 a.m. and 10:00 p.m., daily.*
5. *The existing parking space located on site shall be used for the parking of vehicles at all times.*
6. *Any addition of seats and/or stand-up counter space for customers shall be subject to the approval of an amendment to this use permit. Any patron seating or stand-up counter located outside of the facility on the subject property or on public property (including sidewalks, streets) is prohibited.*
7. *The net public area shall be limited to a maximum of 351 square feet.*
8. *Patrons shall not enter or exit through the alley entrance.*
9. *Employees of the restaurant shall not use the alley as a break area or smoking area.*
10. *Drop-off and pick-up of employees shall be prohibited in the alley.*
11. This Use Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
12. Any change in operational characteristics, expansion in the area, or other modification to the approved plans, shall require an amendment to this Use Permit or the processing of a new Use Permit.
13. 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 either the current business owner, property owner or leasing agent.

14. No outside paging system shall be utilized in conjunction with this establishment.
15. All trash shall be stored within the building or within dumpsters stored in the trash enclosure (three walls and a self-latching gate) or otherwise screened from view of neighboring properties, except when placed for pick-up by refuse collection agencies. The trash enclosure shall have a decorative solid roof for aesthetic and screening purposes.
16. Trash receptacles for patrons shall be conveniently located both inside and outside of the establishment, however, not located on or within any public property or right-of-way.
17. The applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
18. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code. The maximum noise shall be limited to no more than depicted below for the specified periods unless the ambient noise level is higher:

Location	Between the hours of 7:00 AM and 10:00 PM		Between the hours of 10:00 PM and 7:00 AM	
	Interior	Exterior	Interior	Exterior
Residential Property	45dBA	55dBA	40dBA	50dBA
Residential Property located within 100 feet of a commercial property	45dBA	60dBA	45dBA	50dBA
Mixed Use Property	45dBA	60dBA	45dBA	50dBA
Commercial Property	N/A	65dBA	N/A	60dBA

19. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
20. Deliveries and refuse collection for the facility shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and Saturdays, and between the hours of 10:00 p.m. and 9:00 a.m. on Sundays and Federal holidays unless otherwise approved by the Director of Community Development and may require an amendment to this Use Permit.
21. Storage outside of the building in the front or at the rear of the property shall be prohibited, except for the required trash container enclosure.

22. Lighting shall be in compliance with applicable standards of the Zoning Code. Exterior on-site lighting shall be shielded and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent sites or create a public nuisance. "Walpak" type fixtures are not permitted. Parking area lighting shall have zero cut-off fixtures.
23. The site shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, if in the opinion of the Planning Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Planning Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
24. All landscape materials and landscaped areas shall be installed and 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.
25. Water should not be used to clean paved surfaces such as sidewalks, driveways, parking areas, etc. except to alleviate immediate safety or sanitation hazards.
26. A Special Events Permit is required for any event or promotional activity outside the normal operating characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the Newport Beach Municipal Code to require such permits.
27. 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 20 Planning and Zoning of the Newport Beach Municipal Code.
28. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Mercado Taco Shop including, but not limited to, Minor Use Permit (PA2022-0243)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions

outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Police Department

29. The Alcoholic Beverage Control License shall be limited to a Type 41 (On-Sale Beer and Wine) or a Type 47 (On-Sale General). Any substantial change in the ABC license type shall require subsequent review and potential amendment of the Use Permit.
30. The applicant shall comply with all federal, state, and local laws, and all conditions of the Alcoholic Beverage License. Material violation of any of those laws or conditions in connection with the use is a violation and may be cause for revocation of the use permit.
31. All owners, managers and employees selling alcoholic beverages shall undergo and successfully complete a certified training program in responsible methods and skills for selling alcoholic beverages within 60 days of hire. This training must be updated every 3 years regardless of certificate expiration date. The certified program must meet the standards of the certifying/licensing body designated by the State of California. The establishment shall comply with the requirements of this section within 60 days of approval. Records of each owner's manager's and employee's successful completion of the required certified training program shall be maintained on the premises and shall be presented upon request by a representative of the City of Newport Beach.
32. Approval does not permit the premises to operate as a bar, tavern, cocktail lounge or nightclub as defined by the Newport Beach Municipal Code.
33. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period. The licensee shall at all times maintain records, which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the licensed business. These records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department on demand.
34. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee.
35. There shall be no live entertainment or dancing allowed on the premises.
36. No games or contests requiring or involving the consumption of alcoholic beverages shall be allowed.
37. Food service from the regular menu shall be made available to patrons until closing.
38. Petitioner shall not share any profits or pay any percentage or commission to a promoter, or any other person based upon monies collected as a door charge, cover charge, or any other form of admission charge, including minimum drink orders or the sale of drinks.

39. Any event or activity staged by an outside promoter or entity, where the applicant, operator, owner or his employees or representatives share in any profits or pay any percentage or commission to a promoter, or any other person based upon money collected as a door charge, cover charge or any other form of admission charge is prohibited.
40. "VIP" passes or other passes to enter the establishment, as well as door charges, cover charges, or any other form of admission charge, including minimum drink order of the sale of drinks is prohibited (excluding charges for prix fixe meals).
41. Strict adherence to maximum occupancy limits is required.
42. The applicant shall maintain a security recording system with a 30-day retention and make those recording available to police upon request.
43. The exterior of the business shall be maintained free of litter and graffiti at all times. The owner or operator shall provide for daily removal of trash, litter, and debris from the premises and on all abutting sidewalks within 20 feet of the premises. Graffiti shall be removed within 48 hours of written notice from the City.
44. There shall be no exterior advertising or signs of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
45. Strict adherence to maximum occupancy limit is required.
46. The operator of the restaurant facility shall be responsible for the control of noise generated by the subject facility. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the Newport Beach Municipal Code.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
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ZONING ADMINISTRATOR ACTION LETTER

Subject: Russell Accessory Dwelling Unit (PA2023-0086)
▪ Coastal Development Permit

Site Location 106 Amethyst Avenue

Applicant John Russell

Legal Description Lot 26, Block 21, in Section 3 of Balboa Island Tract

On **June 29 2023**, the Zoning Administrator approved the coastal development permit (CDP) filed as PA2023-0086 in accordance with Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the Newport Beach Municipal Code (NBMC) authorizing the enclosure of a covered patio to create an 800-square-foot, attached, accessory dwelling unit.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** RT (Two Unit Residential)
- **Zoning District:** R-BI (Two Unit Residential – Balboa Island)
- **Coastal Land Use Plan Category:** RT-E (Two Unit Residential) – (30.0 – 39.9 DU/AC)
- **Coastal Zoning District:** R-BI (Two-Unit Residential – Balboa Island)

SUMMARY

The applicant requests a coastal development permit (CDP) to allow the construction of a new, attached, 800-square-foot accessory dwelling unit (ADU) to an existing single-unit dwelling. The existing 3,821-square-foot single-unit residence includes two (2)-stories and an uncovered third floor roof deck. There is an existing covered patio located on the second story of the dwelling that will be enclosed and a portion of the existing second story will be reconfigured to create the ADU. The property is located within one-half-mile of a transit stop and no additional parking is required or proposed for the ADU. After the enclosure of the patio (an addition of 416 square feet), the structure will total 4,237 square feet, which exceeds the maximum floor area limit for the subject property of 3,875 square feet. State Law and Section 21.48.200 (Accessory Dwelling Units), subsection (F)(4)(d) of the NBMC prohibits the City from applying a floor area limit if it reduces the size of the ADU to less than 800 square feet. The project otherwise complies with all other development standards, including height and setbacks, and no deviations are requested.

In accordance with NBMC Section 21.48.200(D)(2) (Accessory Dwelling Units), no local public hearing shall be held; however, public notice was provided to surrounding property

owners and residential occupants within 300 feet of the project. No comments were received on the project.

This approval is based on the following findings and is subject to the Conditions of Approval thereafter.

FINDINGS

Finding:

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

Facts in Support of Finding:

1. The proposed development complies with applicable ADU development standards. Standards include but are not limited to floor area, setbacks, height, and parking.
 - a. An ADU is an allowed use within the R-BI Coastal Zoning District as provided in Table 21.18-1 of Section 21.18.020 (Residential Coastal Zoning Districts Land Uses) of the NBMC.
 - b. There is no other ADU or Junior Accessory Dwelling Unit (JADU) on the subject property; therefore, the existing development and proposed ADU comply with the maximum number of units allowed as specified in Section 21.48.200 (Accessory Dwelling Units) subsection (E) of the NBMC.
 - c. The existing residence provides the minimum required setbacks of eight (8) feet along the front of the property line facing Amethyst Avenue, three (3) feet along each side property line, and five (5) feet along the rear property line abutting the 10-foot alley. The ADU is located within the footprint of the structure and no additional setbacks are required.
 - d. The ADU will be built on the second floor of the structure. The roof above the ADU complies with the 29-foot height limitation for a sloped roof. Furthermore, the proposed finished floor elevation of the ADU is 17.01 feet based on the North American Vertical Datum 88 (NAVD 88), which exceeds the minimum required top of slab elevation of 9.00 feet (NAVD 88) for interior living areas.
 - e. The property will provide 457-square feet of open volume area exceeding the minimum requirement of 367-square feet.
 - f. The maximum floor area limitation for the subject property is 3,875 square feet and the existing structure includes 3,821 square feet. The proposed floor area of the structure after enclosure of the second-floor patio is 4,237 square feet, which exceeds the maximum floor area limit for the subject property. While the enclosure would not otherwise be allowed pursuant to Section

21.18.030 (Residential Coastal Zoning Districts General Development Standards) of the NBMC, State Law and Section 21.48.200 (Accessory Dwelling Units), subsection (F)(4)(d) of the NBMC prohibits the application of floor area limits if the requirement reduces the size of the ADU to less than 800 square feet.

- g. The ADU is located within one-half-mile of a transit stop; therefore, no additional parking is required for the ADU. The existing attached 2-car garage will continue to serve the single-unit dwelling.
- h. Pursuant to Section 21.48.200 (Accessory Dwelling Units) subsection (I)(1) of the NBMC, a deed restriction will be recorded prior to permit issuance prohibiting the sale of the ADU separate from the principal structure and prohibiting the use of the ADU for Short Term Lodging (i.e. a rental period of thirty (30) days or less).
- i. The nearest designated coastal viewpoint as designated in the Coastal Land Use Plan (CLUP), is located over 1,000 feet away, on the Park Avenue Bridge. The proposed ADU is located within the footprint of an existing building that complies with the height limit of the zoning district. The project should not degrade the visual quality of the Coastal Zone or result in significant adverse impacts to existing public views.

Finding:

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

Facts in Support of Finding:

- 1. The project site is located between the nearest public road 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. The proposed development neither provides nor inhibits public coastal access. NBMC 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 includes the creation of an ADU within the footprint of an existing single-unit dwelling. Although the project would add one additional dwelling unit to the property, it is accessory to the primary single-unit structure and is a one-bedroom with limited occupancy (and demand on public access). The project does not include any curb cuts that would reduce on-street parking for the public and two-unit developments are common on Balboa Island in the R-BI Zoning District. Lastly, the addition of a new, 800 square-foot dwelling unit is not anticipated to negatively impact access, and by design, may be more affordable than a typical single-unit dwelling or duplex in the area.

2. The project site is located on Balboa Island. Lateral access to the bay is provided by the public boardwalk which loops around Balboa Island. Vertical access to the boardwalk is provided by Amethyst Avenue approximately 107 feet from the property. Additionally, there are public beaches along the boardwalk, and the project does not include any features that would obstruct access along these routes.

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. *Prior to the issuance of a building permit, the accessory dwelling unit (ADU) shall require a deed restriction that prohibits separate sale of the ADUs and prohibits rental or leasing of the ADU for 30 days or less.*
3. This approval does not authorize any new or existing improvements (including landscaping) on California Coastal Permit Jurisdiction, State tidelands, public beaches, or the public right-of-way. Any improvements located on tidelands, submerged lands, and/or lands that may be subject to the public trust shall require a coastal development permit (CDP) approved by the California Coastal Commission (Coastal Commission).
4. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or results in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands, or their buffers. No demolition or construction materials shall be stored on public property.
5. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds pursuant to MBTA:
 - a. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.

- b. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
6. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
7. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
8. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
9. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
10. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
11. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
12. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
13. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
14. *Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*

15. Construction activities shall comply with Section 10.28.040 (Construction Activity—Noise Regulations) of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities to between 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Federal Holidays.
16. Prior to the issuance of the building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
17. 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.
18. *This Coastal Development Permit filed under PA2023--0086 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC unless an extension is otherwise granted.*
19. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Russell Accessory Dwelling Unit including, but not limited to, the Coastal Development Permit filed under PA2023-0086**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

The project consists of an alteration to an existing single-unit dwelling to create an ADU within the footprint of said dwelling. Although the project adds an additional dwelling unit to

the property, it is a negligible expansion of use as the ADU is accessory to the principal residential unit.

PUBLIC NOTICE

Notice of this decision 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 decision, consistent with the provisions of the Municipal Code.

APPEAL PERIOD:


This action shall become final and effective 14 days following the date of the Action Letter 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 Program [LCP] Implementation Plan) of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Approved by:



Joselyn Perez
Associate Planner



Benjamin M. Zueba, AICP, Zoning Administrator

LAW/jp

Attachments: ZA No. 1 Vicinity Map
 ZA No. 2 Project Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Coastal Development Permit
PA2023-0086
(106 Amethyst Avenue)

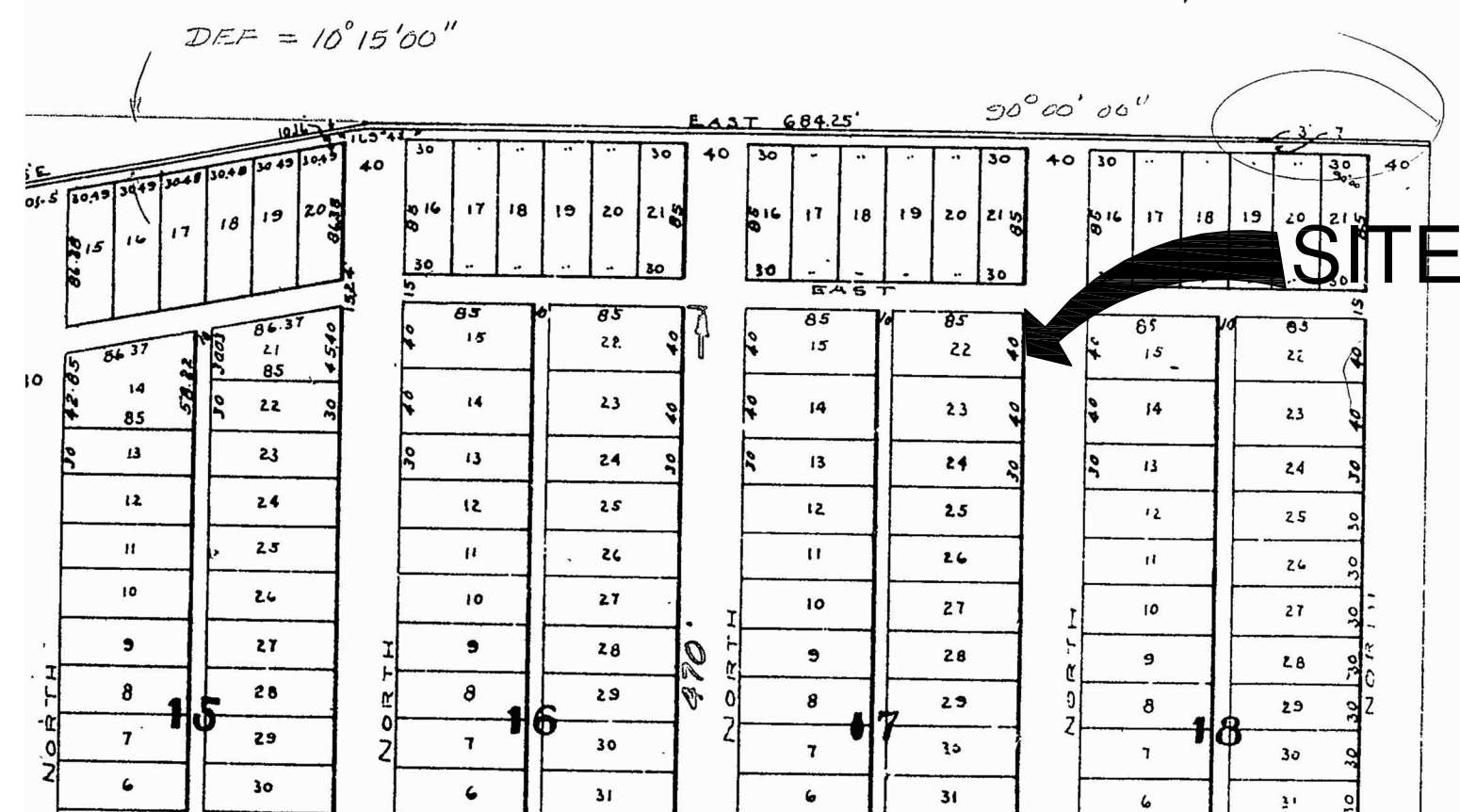
Attachment No. ZA 2

Project Plans

PARCEL PLAN

CITY NOTES

SHEET INDEX



- 1. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS, YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
2. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM PUBLIC WORKS DEPARTMENT.
3. ALL CHANGES MUST BE ADDRESSED ON REVISED PLANS THAT REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY. THE COST OF CONSTRUCTION WILL ALSO NEED TO BE REVISED ON THE PLANS AND REEXAMINED SHOULD THE COST OF CONSTRUCTION EXCEED \$451,997 AND 50% OF THE MARKET VALUE OF THE STRUCTURE. THE ENTIRE BUILDING WILL NEED TO COMPLY AS NEW CONSTRUCTION PER NEWPORT BEACH MUNICIPAL CODE SECTION 15.02.060.
4. THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095.
5. PROVIDE A PROJECT INFORMATION SIGN FOR PROJECTS REQUIRING FENCING (NEW STRUCTURE OR ADDITION AND REMODEL TO AN EXISTING STRUCTURE WITH A COMBINED FLOOR AREA EXCEEDING SEVENTY-FIVE (75) PERCENT OF THE FLOOR AREA OF THE PROPOSED STRUCTURE) IN DESIGNATED "HIGH DENSITY AREAS". PROJECT SIGN SHALL COMPLY WITH NBMC SECTION 15.60.030.

RUSSELL RESIDENCE
RENOVATIONS
106 AMETHYST AVE.
NEWPORT BEACH, CA. 92662

- ARCHITECTURAL PLANS
A-0 TITLE SHEET
A-1 SITE PLAN
A-11 RECORD SURVEY
A-12 DRAINAGE PLAN
A-2 1ST FLOOR DEMO / CONSTRUCTION
A-3 2ND FLOOR DEMO / CONSTRUCTION
A-4 ROOF DEMO / CONSTRUCTION
A-5 ELEVATIONS
A-6 LIGHTING PLANS
A-7 DETAILS / CITY NOTES
A-8 DETAILS
GR-1 CAL GREEN REQUIREMENTS

- STRUCTURAL PLANS
S-1 GENERAL NOTES
S-2 FOUNDATION PLAN
S-3 2ND FLOOR FRAMING PLAN
S-4 DECK / ROOF FRAMING PLANS
SD1 DETAILS
SD2 DETAILS
SD3 DETAILS
SSW1 STRONG WALL DETAILS
SSW2 STRONG WALL DETAILS
S3 AS BUILT REFERENCE
S4 AS BUILT REFERENCE
S5 AS BUILT REFERENCE

LushDesign Studio

WILLIAM LUSHBAUGH AIA ARCHITECT
17191 CITRON IRVINE, CALIFORNIA 92612
949-584-2166 blushbaugh@aol.com

NOISE ABATEMENT FORM

VICINITY MAP

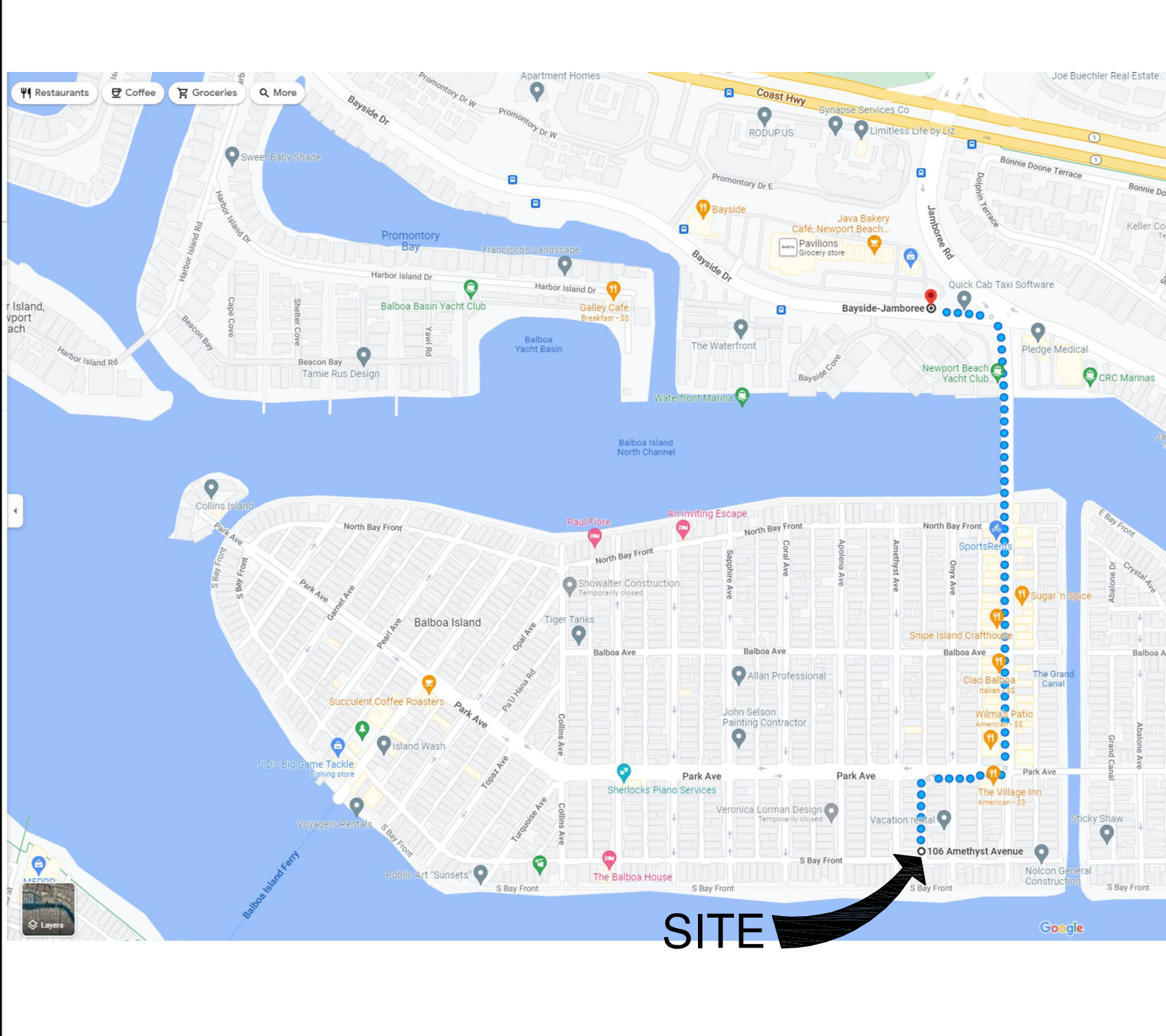
CODE REFERENCES

PROJECT TEAM

CONSTRUCTION COST

BUILDING DATA

ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS
On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday in High Density Areas effective August 12, 2019.
I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 10.28.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.



- WHERE APPLICABLE ALL CONSTRUCTION SHALL COMPLY WITH:
CALIFORNIA ADMINISTRATIVE CODE 2019 (TITLE 24 PART 1)
CALIFORNIA BUILDING CODE 2019 VOLUME 1 & 2, (TITLE 24 PART 2), ADOPTS WITH AMENDMENTS: INTERNATIONAL BUILDING CODE 2018 (IBC 2018)
CALIFORNIA RESIDENTIAL CODE 2019 (TITLE 24 PART 2.5) ADOPTS WITH AMENDMENTS: INTERNATIONAL RESIDENTIAL CODE 2018 (IRC 2018)
CALIFORNIA MECHANICAL CODE 2019 (TITLE 24 PART 4)
CALIFORNIA PLUMBING CODE 2019 (TITLE 24 PART 5)
CALIFORNIA ENERGY CODE 2019 (TITLE 24 PART 6)
CALIFORNIA FIRE CODE 2019 (TITLE 24 PART 9)
CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 (TITLE 24 PART 11)
CALIFORNIA ELECTRICAL CODE 2019 (TITLE 24 PART 3)
NBMC AS AMENDED TO CODES STATED ABOVE.

OWNER
JOHN RUSSELL
106 AMETHYST
NEWPORT BEACH, CA. 92662
TEL: 949.275.2640
ARCHITECT
WILLIAM LUSHBAUGH
17191 CITRON
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949-584-2166
EMAIL: blushbaugh@aol.com
STRUCTURAL ENGINEER
BASHAR JAMIL
75 SHASTA DRIVE
CORONA, CA. 92881
714-883-4214

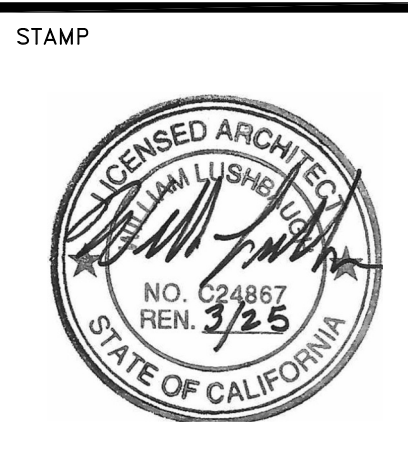
SEE SHEET A-7 FOR SUBSTANTIAL COST DETERMINATION FORM AND ITEMIZED CONSTRUCTION COST
EXIST. CONSTRUCTION VALUATION:
3840 S.F. X \$300=\$1,152,000
415 S.F. X \$150=\$62,250
TOTAL VALUATION=\$1,214,250 X 17%=\$206,423
NEW CONSTRUCTION COST:
BLACKBAND CONSTRUCTION INC. BID DATED 8/18/22 \$408,624 REMODEL COST
BLACKBAND CONSTRUCTION INC. BID DATED 3/6/23 \$51,449 REMODEL COST
\$460,123 TOTAL CUMULATIVE REMODEL COST (45% OF CONSTRUCTION VALUATION)
SCOPE OF WORK
NO ADDITIONAL SQUARE FOOTAGE OR NET INCREASE IN GLAZED AREA.
1. DEMO FOR NEW DOOR AND WIDOW OPENINGS
2. DEMO AND REPLACE LAUNDRY
3. DEMO AND REPLACE KITCHEN
4. DEMO AND REPLACE 6 BATHROOM.
5. DEMO INTERIOR WALLS.
6. DEMO PORTION OF ROOF TO ENLARGE ROOF DECK.
7. NEW FIRE SPRINKLERS
8. LEGALIZE EXISTING 416 S.F. 2ND FLOOR COVERED PATIO MADE HABITABLE WITHOUT PERMITS BY CONVERTING TO NEW ACCESSORY DWELLING UNIT AS FOLLOWS:
A. INCORPORATE EXIST. 384 S.F. BEDROOM / BATHROOM AREA INTO COVERED PORCH AREA FOR NEW ADU TOTAL 800 S.F. (416 S.F. + 384 S.F.) ADU
B. REMODEL EXISTING KITCHEN AREA
C. CONVERT WOOD BURNING FIREPLACE TO DIRECT VENT GAS FIREPLACE
D. ADD HEAT PUMP AND TANKLESS WATER HEATER TO SERVE NEW ADU
E. ADD FIRE SEPARATION AT ATTIC AND SOUND SEPARATION AT COMMON WALLS.

BUILDING CODE : 2019 C.B.C.
USE: SINGLE FAMILY RESIDENTIAL + ADU
NUMBER OF STORIES : R3 / U
OCCUPANCY : TYPE [R]
BUILDING TYPE : BUILDING EQUIPPED WITH A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D.
SPRINKLERS:
YEAR OF CONSTRUCTION: 2000
PARCEL NUMBER: 050-171-10
FLOOD HAZARD ZONE: A01
LIQUEFACTION AREA: YES
AREA OF EXIST. RESIDENCE: 3,406 SQ.FT. (1,560 IST+1,846 2ND)
AREA OF GARAGE: 415 SQ.FT.
AREA OF ROOF DECK: 1,043 SQ.FT.
AREA OF COVERED PORCH: 416 SQ.FT.
AREA OF NEW ADU: 800 SQ.FT.
NEW HABITABLE AREA: 3,822 SQ.FT.
AREA OF EXIST. LOT: 3,400 SQ.FT.
LOT COVERAGE INCLUDING EAVES/OVERHANGS PATIO COVERS: 2,229 S.F. 65%
AREA OF LANDSCAPE: 832 SQ.FT. (24%)
OPEN VOLUME CALC. (SEE SHEET A-8) (BUILDABLE AREA: 2450 S.F.
REQ. OPEN VOLUME: 2450 X 15%= 367 S.F.
TOTAL OPEN VOLUME: 457 S.F. (COMPLIES)
DEFERRED SUBMITTALS
DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
1. FIRE SPRINKLERS

RUSSELL RESIDENCE
RENOVATIONS
106 AMETHYST AVE.
NEWPORT BEACH, CA. 92662

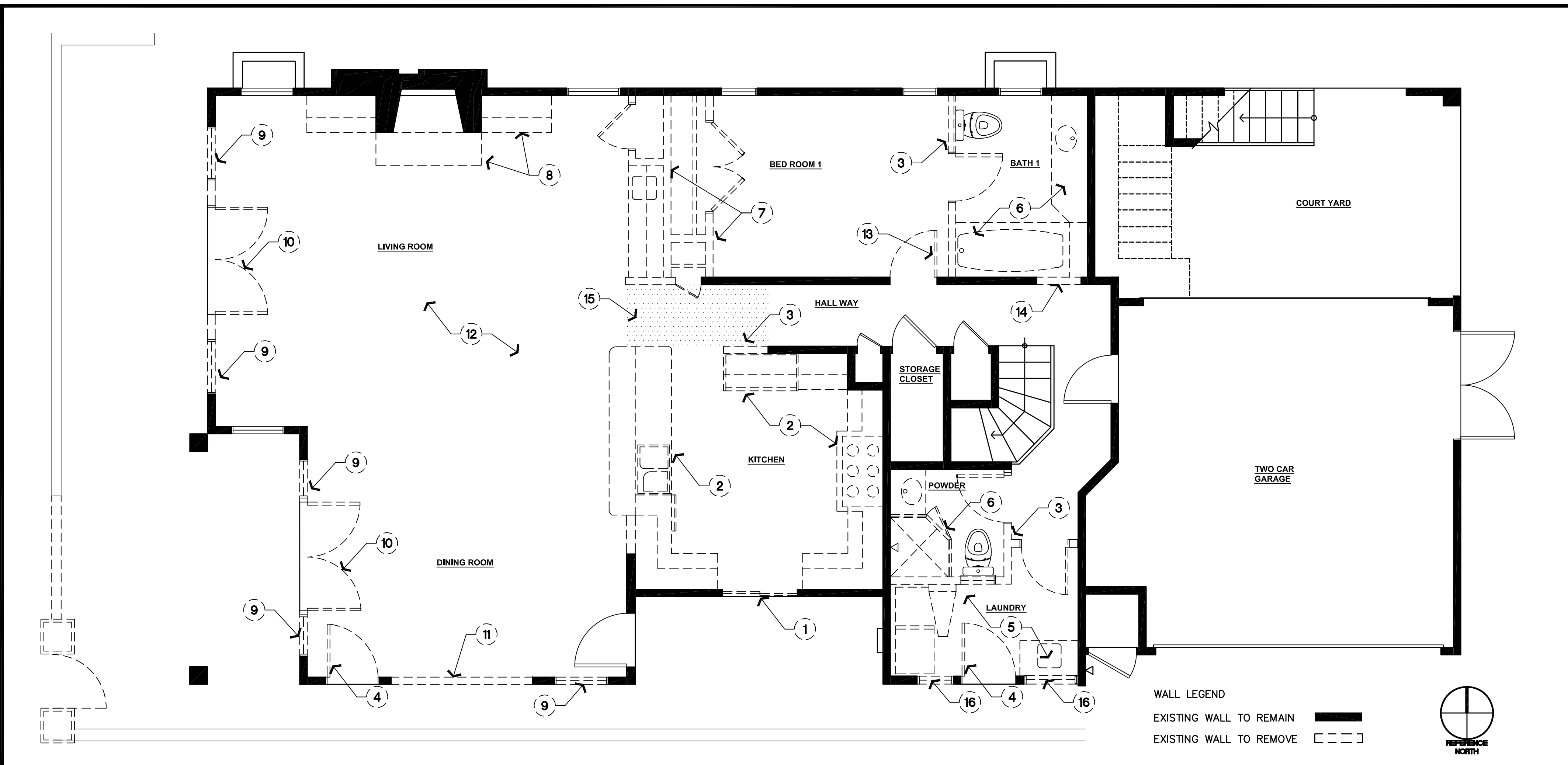
GENERAL NOTES

- 1.01 ALL WORK PERFORMED SHALL COMPLY WITH APPLICABLE LAWS INCLUDING, BUT NOT LIMITED TO, THE 2019 CALIFORNIA BUILDING CODE (CBC), PLUMBING CODE (CPC), MECHANICAL CODE (CMC), AND ELECTRICAL CODE (CEC), WITH LOCAL AMENDMENTS, 2019 TITLE 24 WITH ALL LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS. CODES, ORDINANCES AND REGULATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND CONTRACTOR SHALL COMPLY WITH MOST RECENT EDITIONS.
1.02 THESE DRAWINGS ARE SUBJECT TO THE APPROVALS OF STATE AND LOCAL BUILDING AND FIRE DEPARTMENT APPROVALS.
1.03 EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THE WORK, SHALL BE MADE BY GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONFLICTS, OMISSIONS, ETC. SHALL BE REPORTED TO THE SPACE PLANNER BEFORE PROCEEDING WITH ANY WORK.
1.04 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING THE WORK. ANY DISCREPANCIES AND/OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE SPACE PLANNER PRIOR TO PROCEEDING WITH WORK.
1.05 MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED WITHIN FIVE (5) DAYS OF THE AWARD OF THE CONTRACTOR TO THE SPACE PLANNER FOR REVIEW OF EQUIVALENT QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL.
1.06 ALL WORK LISTED, SHOWN, OR IMPLIED, ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS, OR VENDORS, TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK SHALL BE DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
1.07 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
1.08 THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES DAILY AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OF DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE OF JOB SITE. CONTRACTOR IS RESPONSIBLE TO SCRAPE OUT, CLEANUP AND REMOVE ALL DEBRIS RELATED TO THE BUILD-OUT. ARCHITECT IS NOT RESPONSIBLE FOR DETECTION OR REMOVAL OF ANY HAZARDOUS MATERIALS.
1.09 THE CONTRACT DOCUMENTS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVES, FOR THE DESIGNATED PROPERTY ONLY. THE CONTRACT DOCUMENTS AND COPIES THEREOF ARE PROPERTY OF KDC.
1.10 CONTRACTOR SHALL PATCH ANY EXISTING WALLS, COLUMNS AND/OR CEILINGS AS NEEDED TO REFURBISH THE WORK AREA AND REPAIR ALL DAMAGES.
1.11 PREPARE ALL FLOORS AND WALLS TO RECEIVE NEW FINISHES, U.N.O.
1.12 CONTRACTOR AND ARCHITECT TO REVIEW CHALK LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
1.13 ALL PENETRATIONS AT ONE OR TWO HOUR PARTITIONS SHALL BE PROTECTED BY FIRE DAMPERS.
1.14 CONTRACTOR SHALL PROTECT ALL EXISTING AREAS.
1.15 CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDERS WHICH MAY AFFECT THE SCHEDULE.
1.16 PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STAND PIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO AND APPROVED BY THE FIRE DEPARTMENT OFFICIALS BEFORE EQUIPMENT IS INSTALLED.
1.17 INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
1.18 CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.
1.19 ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH.
1.20 "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
1.21 "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
1.22 DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
1.23 COLUMN CENTERLINE (ALSO REFERRED TO AS GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.
1.24 ALL NEW INTERIOR DOORS & HARDWARE ARE TO MATCH EXISTING. HOWEVER, ALL DOORS MUST HAVE LEVER TYPE HARDWARE.
1.25 ALL VERTICAL DIMENSIONS SHOWN ARE TO FLOOR SLAB, UNLESS OTHERWISE NOTED.
1.26 DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. CONTACT ARCHITECT IMMEDIATELY WITH ANY/all DIMENSION DISCREPANCIES.
1.27 ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.
1.28 THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
1.29 BARRICADES SHALL BE ERRECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY.
1.30 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF EXISTING FIRE RATED WALLS (i.e. NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS).
1.31 ALL CONTRACTORS AND/OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE DESIGNER AND WILL BE CONSIDERED ONLY IF IT DOES NOT SACRIFICE QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE DESIGNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTE IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
1.32 INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF WORK.
1.33 THE CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL FIXTURES, SHOP DRAWINGS AND SCHEDULES TO THE ARCHITECT FOR APPROVAL BEFORE ORDERS ARE PLACED AND RELATED WORK IS BEGUN. ANY FABRICATION DONE PRIOR TO THE APPROVAL OF SHOP DRAWINGS BY THE INTERIOR DESIGNER SHALL BE AT THE CONTRACTOR'S RISK.
1.34 ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY ADJACENT AREAS, SCHEDULE AND COORDINATE ALL WORK AND TRASH REMOVAL THROUGH THE OWNER.
1.35 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY EXISTING CONSTRUCTION DEFECTS TO THE OWNER. THE GENERAL CONTRACTOR SHALL ALSO TAKE ON THE RESPONSIBILITY TO ENSURE THAT CORRECTIONS OF SUCH DEFECTS ARE PERFORMED PRIOR OR DURING CONSTRUCTION TO CORRECT THESE DEFICIENCIES.
1.36 "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
1.37 ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O. PLACE PARTITION CENTERLINE ON COLUMN OR MULLION CENTERLINE, U.N.O.
1.38 WORK NOT SPECIFICALLY DETAILED OR SPECIFIED SHALL BE PROVIDED IN ACCORDANCE WITH DETAILS OR SIZES COVERING SIMILAR WORK FOR EXISTING CONSTRUCTION.
1.39 THE CONTRACTOR SHALL UNDERCUT INTERIOR DOORS AS REQUIRED TO ACCOMMODATE ALL FINISHES. IF ANY, SHALL BE ORDERED SO AS TO FINISH FLOOR BY "X", U.N.O.
1.40 DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM DOOR JAMB TO ADJACENT WALL, U.N.O.
1.41 ACCESS PANELS SHALL BE PROVIDED FOR ELECTRICAL, PLUMBING AND AIR CONDITIONING CONTROLS AND SYSTEMS. LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT.
1.42 CONTRACTOR(S) ON THE JOB SHALL FURNISH OWNERS WITH AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
1.43 THE CONTRACTOR SHALL PROVIDE ALL TOOLS, TRANSPORTATION, UTILITIES, LABOR, MATERIALS, EQUIPMENT AND OTHER SERVICES AND RELATED TAXES NECESSARY FOR PROPER EXECUTION OF THE NEW IMPROVEMENTS.
1.44 ANY AND ALL REVISIONS SHALL BE WRITTEN IN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY THE OWNER BEFORE BEGINNING WORK.
1.45 BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION SHALL BE CLEANED, LABELS REMOVED AND ALL OTHER TOUCH-UP COMPLETED.
1.46 WORK INCLUDES DEMOLITION, REMOVAL AND REINSTALLATION WHERE REQUIRED. REMOVE, REVISE, RELOCATE AND REINSTALL AS REQUIRED. ITEMS TO BE REMOVED SHALL BE STORED AS DIRECTED BY OWNER OR PROPERLY DISPOSED OF OFF-SITE. DEMOLITION MATERIALS SHALL BE DISPOSED OF OFF-SITE ON A DAILY BASIS.
1.47 THE CONTRACTOR SHALL PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO MATERIALS FOR CONSTRUCTION PREVIOUS TO AND DURING CONSTRUCTION AND AFTER INSTALLATION; ALSO EXISTING CONSTRUCTION WITH AND ADJACENT TO THE JOB SITE WHERE DAMAGE OCCURS, REPAIR OR REPLACE AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST.
1.48 ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY THE CLIENT FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING REGARDLESS OF COST, TIME OR MATERIAL INCREASE.
1.49 WALLS AND STRUCTURAL FRAMING SHALL BE ERRECTED TRUE AND PLUMB IN ACCORDANCE WITH THE DESIGN. BRACING SHALL BE PLACED DURING ERECTION WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
1.50 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS AND ALL OTHER ITEMS REQUIRED THE SAME. REFERENCE ARCHITECTURAL DRAWINGS.
1.51 THE CONTRACTOR SHALL PROVIDE THREE (3) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR DESIGN APPROVAL AFTER HE HAS REVIEWED THEM FOR CONSTRUCTION AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.
1.52 THE CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIAL FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO DO SO WILL BE THE TOTAL RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR WHETHER SPECIFIED CORRECTLY OR INCORRECTLY ON THE CONTRACT DOCUMENTS. THIS REQUIREMENT IS FOR DOUBLE-CHECKING PURPOSES.
1.53 REMOVAL OF EXCESS MATERIALS, TOOLS AND EQUIPMENT RELATED TO EACH PORTION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INVOLVED, WHO SHALL REMOVE THEM FREQUENTLY DURING CONSTRUCTION AND UPON COMPLETION OF HIS WORK.
1.54 DAMAGE TO OTHER WORK BY A SUB-CONTRACTOR SHALL BE REPAIRED BY THE TRADE WHOSE WORK IS DAMAGED AND SHALL BE CHARGED TO THE SUB-CONTRACTOR.
1.55 VERIFY WITH MECHANICAL DRAWINGS FOR MECHANICAL OPENING SIZE AND LOCATIONS IN PARTITIONS. SEAL BETWEEN DUCTS AND PARTITIONS WHEREVER REQUIRED.
1.56 THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR REPRESENTATIVES OF ANY SUITS OR ANY LEGAL ACTION ARISING FROM THE CONTRACTOR'S WORK.
1.57 ALL LUMBER TO BE DOUGLAS FIR, MINIMUM GRADE OF FRAMING LUMBER TO BE STANDARD GRADE OR NO.2. ALL HORIZONTAL BEAM MEMBERS, JOISTS, RAFTERS, POSTS AND HEADERS TO BE NO.1 GRADE OR AS NOTED. ALL FRAMING LUMBER TO BE GRADE MARKED.
1.58 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY LESS THAN 8" FROM THE GROUND SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD.
1.59 ALL FRAMING ANCHORS, POST CAPS, COLUMN BASES, ETC. SHALL BE AS MANUFACTURED BY THE "SIMPSON COMPANY" OR EQUAL.
1.60 UNLESS OTHERWISE NOTED ALL NAILING SHALL CONFORM TO 2019 CBC



- REVISIONS:
1. BLDG. DEPT. REV: 6/15/22
2. BLDG. DEPT. REV: 8/22/22
3. ADD ADU REV. 4/7/23

DATE: 5/2/22
JOB NO:
DRAWN BY: B. L.
CHECKED BY:
SCALE:
SHEET NO: A-0



1ST FLOOR DEMOLITION PLAN

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

DEMOLITION PLAN NOTES

- 1 DEMO EXIST. DOOR AND FRAME.
- 2 DEMO KITCHEN COMPLETELY: APPLIANCES, FIXTURES, CABINETS AND FINISHES.
- 3 DEMO PORTION OF WALL AS SHOWN.
- 4 DEMO EXTERIOR DOOR AND FRAME.
- 5 DEMO LAUNDRY ROOM APPLIANCES, FIXTURES, CABINETS AND FINISHES.
- 6 DEMO BATHROOM COMPLETELY: FIXTURES, CABINETS AND FINISHES.
- 7 DEMO WALLS AND CABINETS AS SHOWN.
- 8 DEMO CASEWORK AND HEARTH.
- 9 DEMO EXIST. WINDOW.
- 10 DEMO DOOR PAIR AND FRAME.
- 11 DEMO PORTION OF EXTERIOR WALL FOR NEW WINDOW OPENING.
- 12 REMOVE WAINSCOTING, CHAIR RAILS AND CROWN MOLDING ENTIRE HOUSE.
- 13 CAREFULLY REMOVE DOOR AND FRAME. SAVE FOR REUSE.
- 14 DEMO OPENING FOR NEW DOOR AND FRAME.
- 15 DEMO SOFFIT THIS AREA.
- 16 DEMO PORTION OF EXTERIOR WALL BELOW WINDOW AS REQUIRED FOR NEW WINDOW OPENING.

CONSTRUCTION PLAN NOTES

- 1 REFER TO SHEET A-0 FOR ADDITIONAL DEMO AND CONSTRUCTION NOTES. INSTALL WATER HAMMER ARRESTORS IN NEW TOILET ROOM PLUMBING AS REQD. BY UNIFORM PLUMBING CODE SEC. 609.10
- 2 LOCATION OF EXIST. KITCHEN HOOD EXHAUST, 100 CFM MIN. MAX 3 SONES @ 100 CFM SOUND RATING. CONFIRM DUCTING TO THE EXTERIOR PER ASHRAE STANDARD 62.2 TABLE 7.1.
- 3 J BOX FOR PLUGMOLD LOCATED DIRECTLY BELOW COUNTER TOP ON GFI PROTECTED CIRCUIT. VERIFY EXACT MOUNTING HT.
- 4 THE GARBAGE DISPOSAL CORD IS LIMITED TO A RANGE OF 18' TO 36' LONG. CEC 422.16(B)(1)
- 5 THE DISHWASHER CORD IS LIMITED TO A RANGE OF 36' TO 48' LONG. SHEATHED CABLE (ROMEX) MAY NOT BE INSTALLED WITH A PLUG. IT IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2)
- 6 INSTALL KITCHEN FAUCET THAT HAS A MAX FLOW RATE OF ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
- 7 J BOX FOR PLUGMOLD LOCATED DIRECTLY BELOW UPPER CABINETS ON GFI PROTECTED CIRCUIT. VERIFY EXACT MOUNTING HT.
- 8 J BOX FOR LED UNDER CABINET LIGHTS. VERIFY EXACT MOUNTING HT.
- 9 FULL HT. TEMPERED GLASS WINDOW IN CUSTOM IRON FRAME.
- 10 PROVIDE MIN. 4" DIAMETER DRYER DUCT TO EXIST. OUTSIDE OPENING. VERIFY EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
- 11 NEW LOW FLUSH TOILET PER GENERAL PLUMBING NOTES.
- 12 NEW VANITY AND SINK. INSTALL WATER SAVING FIXTURES PER GENERAL PLUMBING NOTES.
- 13 WATER SAVING SHOWER HEAD PER GENERAL PLUMBING NOTES THIS SHEET.
- 14 NEW TEMPERED GLASS SHOWER ENCLOSURE WITH FULL HT. TILE WALL SURFACES. INSTALL WATER SAVING FIXTURES PER GENERAL PLUMBING NOTES THIS SHEET. PROVIDE 1/2" BEVELED DROP AT DOORWAY. NOTE: SHOWER COMPARTMENTS AND WALLS ABOVE BATHUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR. EXIST. FIBER CEMENT, FIBER MAT REINFORCED CEMENT, GLASS MAT OPSUM OR FIBER REINFORCED OPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. NOTE: NET AREA OF SHOWER ENCLOSURE SHALL BE NOT LESS THAN 104 SQ. FT. MIN. 7'0" OF FLOOR AREA, AND A MINIMUM OF 30 INCHES DIAMETER CIRCLE.
- 15 LOCATION OF NEW GAS TANKLESS DIRECT VENT WATER HEATER: REFD R10-SH04M. 1. INSTALLATION INSTRUCTIONS FOR THE UNIT MUST BE AVAILABLE FOR THE INSPECTOR. 2. PROPERLY SUPPORT AND SECURE THE UNIT. 3. GAS SHUT-OFF REQUIRED WITHIN 6" OF UNIT. 7. GRAVITY VENTING SYSTEMS TO BE DOUBLE WALL TYPE "B" VENT MATERIAL. HORIZONTAL SECTIONS (45-60 DEGREES FROM VERTICAL) NOT TO EXCEED 75% OF THE OVERALL HEIGHT OF THE VENT LENGTH. ONLY (1) 90 DEGREE OFFSET IS PERMITTED. VENT OFFSETS MORE THAN 90 DEGREES ARE NOT PERMITTED. 8. GRAVITY VENT TERMINATION TO BE 1' ABOVE ROOF IF SLOPE OF ROOF NOT GREATER THAN 6/12. STEEPER ROOFS REQUIRE ADDITIONAL HEIGHT. TERMINATION TO BE 6" FROM VERTICAL SURFACES ABOVE ROOF LINE. ALL COMBUSTIBLES TO BE AT LEAST 1" FROM DOUBLE WALL VENT OR IN ACCORDANCE WITH THE PRODUCTS LISTING, WHICHEVER IS GREATER.
- 16 EXIST. 1" SOLID CORE DOOR WITH SELF CLOSING AND SELF LATCHING.

NEW / EXISTING WINDOW SCHEDULE

NOTE: 1. ALL NEW WINDOWS TO HAVE A U-FACTOR OF 0.26 AND SHGC OF 0.19. BEDROOM WINDOWS MEET MIN. EGRESS REQUIREMENTS. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. 2. THE NET CLEAR OPENABLE AREA SHALL BE NO LESS THAN 5.7 SQUARE FEET (5 SQUARE FEET FOR GRADE FLOOR OPENINGS AND BASEMENT WINDOW WELLS). 3. IN ADDITION TO THE ABOVE REQUIREMENT, THE NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE A MINIMUM OF 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE A MINIMUM OF 20 INCHES. 4. ALL FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS. 5. WHERE A WINDOW SILL IS LOCATED HIGHER THAN 72 ABOVE ADJACENT GRADE OR FINISHED SURFACE ON THE OPPOSITE SIDE, THE LOWEST PART OF THE OPENING SHALL BE 24 MINIMUM ABOVE THE ROOM FINISH FLOOR SURFACE. OPERABLE SECTIONS OF WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4-INCH SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. R312.2.1

- 1 6'-0"W X 5'-0"H NEW DUAL PANE LOW E ALUM. CLAD WOOD FIXED WINDOW. MOUNT 7'-9" A.F.F.
- 2 4'-4"W X 4'-2"H NEW DUAL PANE LOW E ALUM. CLAD WOOD SLIDING WINDOW.
- 3 2'-8"W X 7'-5"H NEW TEMPERED DUAL PANE LOW E FIXED ALUM. CLAD WOOD SIDELITE WINDOW.
- 4 2'-8"W X 7'-5"H NEW TEMPERED DUAL PANE LOW E FIXED ALUM. CLAD WOOD SIDELITE WINDOW.
- 5E 2'-6"W X 4'-6" (EXIST.) SINGLE PANE SINGLE HUNG WINDOW. (INSTALL TEMP. GLASS PANE)
- 6E 2'-0"W X 3'-6" (EXIST.) SINGLE PANE SINGLE HUNG WINDOW. (INSTALL TEMP. GLASS PANE)
- 7 EGRESS WINDOW: 2'-0"W X 5'-6"H DUAL PANE TEMP. NEW CASEMENT IN EXIST. WINDOW HEADER OPENING. NOTE: WINDOW TO MEET EGRESS REQUIREMENTS MIN. CLEAR OPENING 20"W X 41"H AND MAX 44" FROM FLOOR TO BOTTOM OF OPENING.
- 8E 3'-0"W X 5'-6" (EXIST.) SINGLE PANE SINGLE HUNG WINDOW.
- 9E 3'-0"W X 5'-6" (EXIST.) SINGLE PANE SINGLE HUNG WINDOW.
- 10E 3'-0"W X 5'-6" (EXIST.) SINGLE PANE SINGLE HUNG WINDOW.

TABLE A - MAXIMUM FIXTURE WATER USE		
FIXTURE TYPE	RESIDENTIAL	FLOW RATE
SHOWER HEADS	(RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS	(RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS	IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS		1.8 GPM @ 60 PSI
METERING FAUCETS		0.2 GAL./CYCLE
WATER CLOSET		1.28 GAL./FLUSH
URINALS		0.125 GAL./FLUSH

NEW DOOR SCHEDULE

- 1 10'-0"W X 7'-9"H NEW TEMPERED DUAL PANE LOW E ALUM. CLAD WOOD 4 PANEL POCKET DOOR.
- 2 3'-0"W X 7'-9"H DECORATIVE WOOD DUTCH DOOR WITH 2'-8"W X 7'-9"H TEMPERED DUAL PANE LOW SIDE LITES IN A WOOD FRAME.
- 3 3'-2"W X 8'-3"H (VERIFY) DECORATIVE WOOD DUTCH DOOR WITH TEMPERED DUAL PANE LOW E GLASS PANELS IN EXIST. DOOR OPENING.
- 4 2'-8"W X 8'-0"H (VERIFY) RELOCATED EXISTING DECORATIVE WOOD INTERIOR DOOR AND FRAME.
- 5 2'-8"W X 8'-0"H DECORATIVE WOOD INTERIOR DOOR AND FRAME.
- 6 1'-8"W X 8'-0"H DECORATIVE WOOD INTERIOR DOOR AND FRAME.
- 7 2'-8"W X 8'-0"H FRENCH DOOR W/ TEMPERED GLASS PANELS AND 3'-8"W X 8'-0"H TEMPERED GLASS SIDE LITE

GENERAL KITCHEN NOTES:

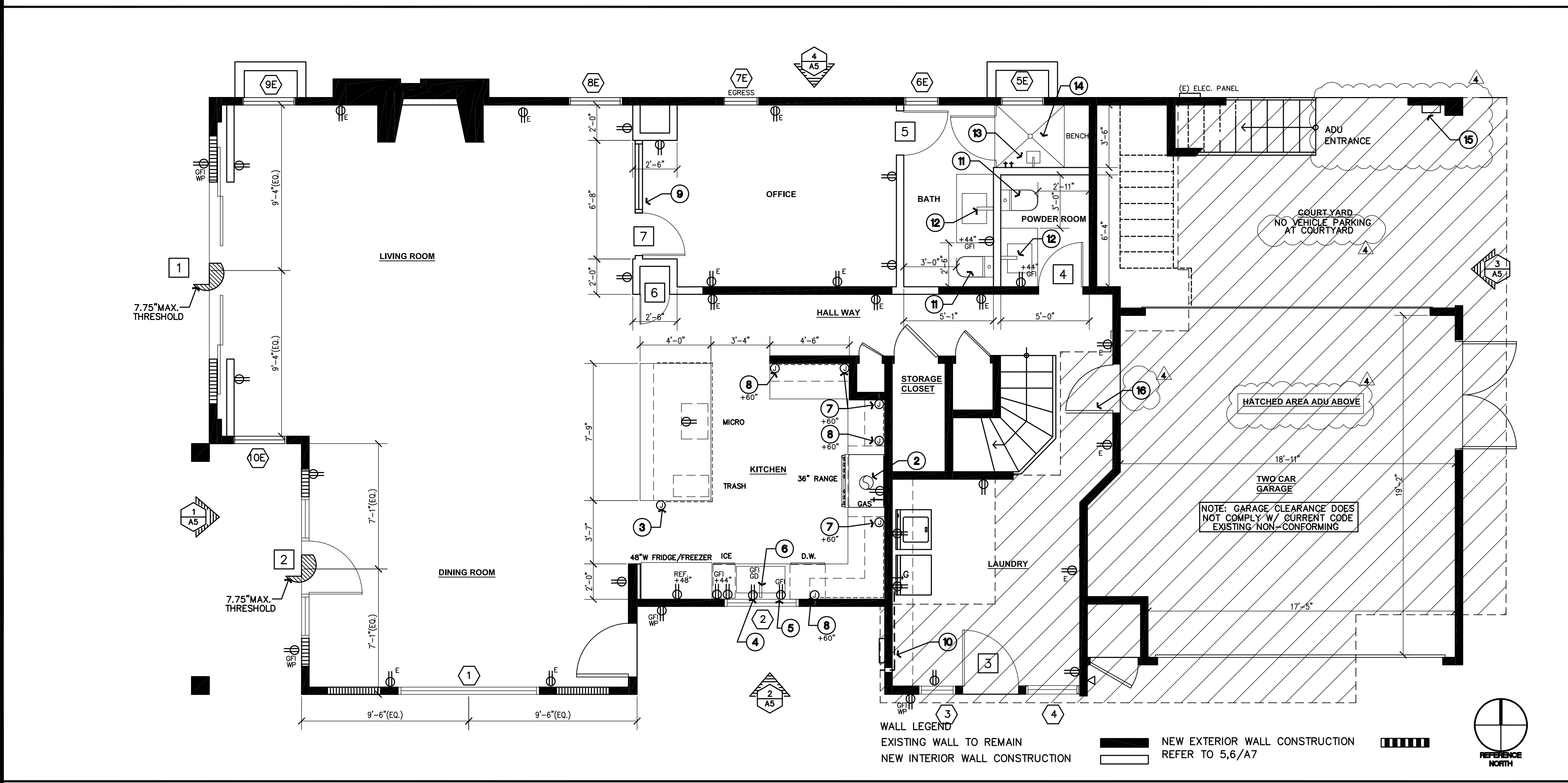
ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFCI PROTECTED. CEC 210.8(A)(6)
 12" OR WIDER COUNTERTOPS REQUIRE AN OUTLET. CEC 210.52(C)(1)
 OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ALONG THE COUNTERTOP. C210.52(C)(1)
 KITCHEN OUTLETS MUST BE POSITIONED A MAXIMUM 20" ABOVE COUNTER TOP. 210.52(C)(5)
 APPLIANCE GARAGE OUTLETS ARE NOT COUNTED AS A REQUIRED COUNTERTOP OUTLETS. 210.52(C)(5)
 APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIRING EACH SIDE TO COMPLY INDIVIDUALLY. CEC210.52(C)
 THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS. A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACK SPLASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE, UNDER CABINET PLUG STRIP, POP UP OR TOMBSTONE TYPE RECEPTACLE. 210.52(C)(2), (3), (4)
 2 - 20 AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR KITCHENS. THE LOADS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. 210.52(B)(1)(2)
 INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. 210.11(C)(1) & 422.10(A)
 THE GARBAGE DISPOSAL CORD IS LIMITED TO A RANGE OF 18' TO 36' LONG. CEC 422.16(B)(1)
 THE DISHWASHER CORD IS LIMITED TO A RANGE OF 36' TO 48' LONG. SHEATHED CABLE (ROMEX) MAY NOT BE INSTALLED WITH A PLUG. IT IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2)
 A MINIMUM 15 AMP BRANCH CIRCUIT (SEPARATE CIRCUIT) IS REQUIRED FOR BOTH THE DISHWASHER AND DISPOSAL. CEC 210.23(A)
 IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOK) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL. CEC210.7(B)

GENERAL PLUMBING NOTES:

A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMED WHEN USING A RECORDING TEST GAUGE. AS PROVIDED FOR IN CPC SECTION 1214.3
 GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. CPC 1211.1.6
 AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED OUTSIDE EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERETO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. CPC212.5
 PROVIDE MAXIMUM 6' LONG LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO A FREE STANDING RANGE. CPC215.5
 A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN. CPC 807.4 A LOOP PROVIDED INSIDE THE CABINET IS NOT APPROVED.
 THE MAXIMUM FLOW RATE FOR THE SINK FAUCETS IS 1.8 GPM. CEC 2016
 AN AIR ADMITTANCE VALVE IS NOT APPROVED FOR INSTALLATION OR USE INSIDE THE DWELLING.

GENERAL ELECTRICAL NOTES:

1. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SEC 210.12.
 2. PROVIDE A.F.C.I. PROTECTION FOR ALL 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SEC 210.12.



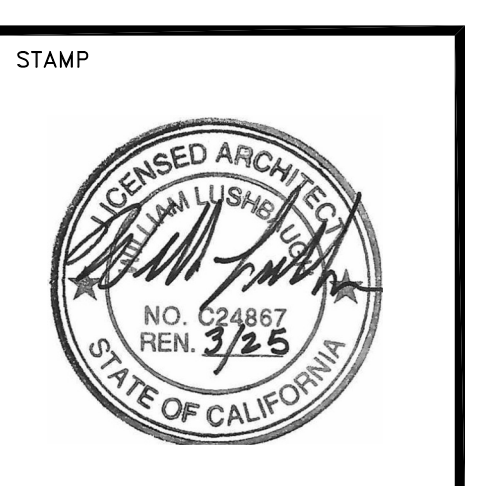
1ST FLOOR CONSTRUCTION PLAN

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

NOTES / SCHEDULES

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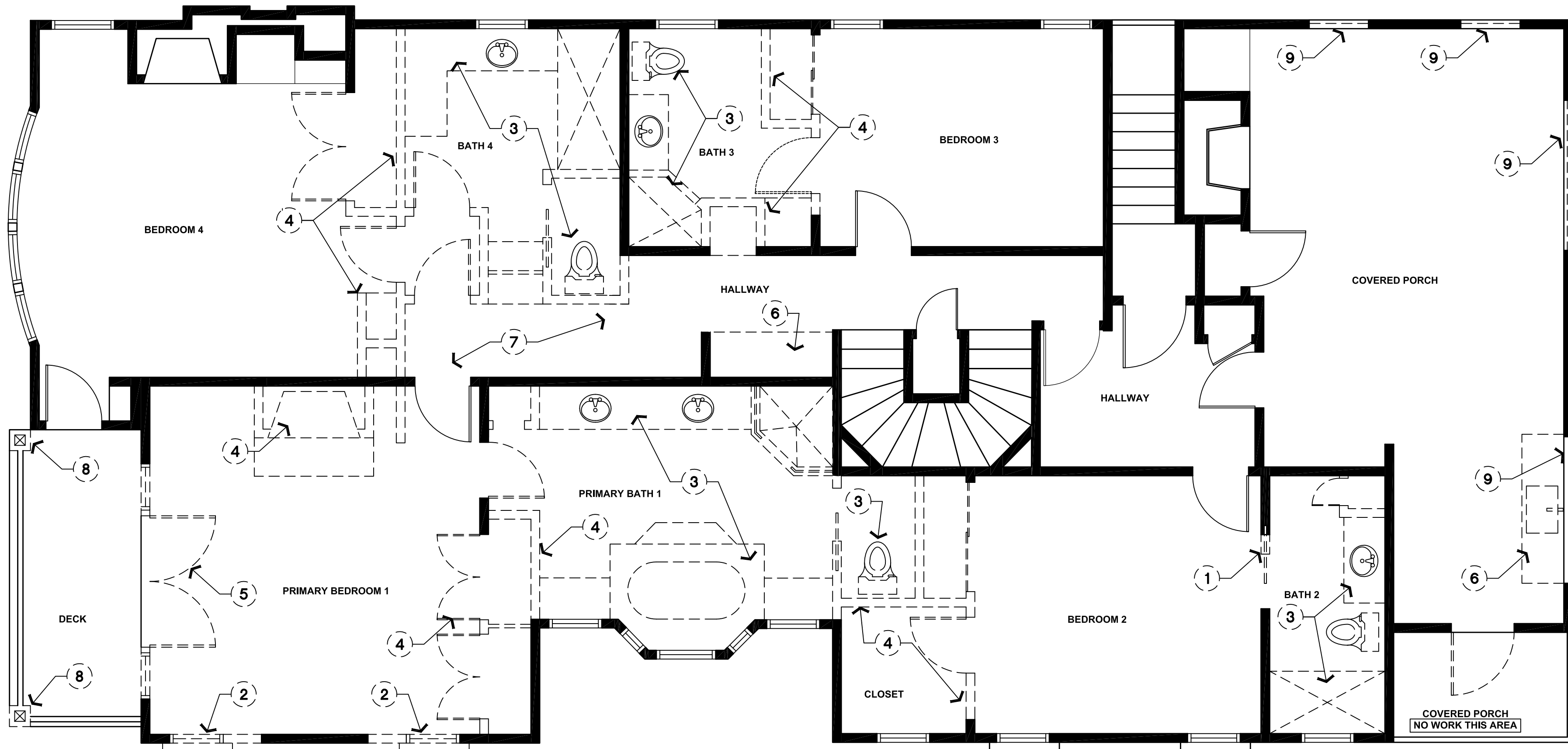
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REVISIONS:

1	BLDG. DEPT. REV: 6/15/22
2	BLDG. DEPT. REV: 8/22/22
3	ADD ADU REV. 4/7/23

DATE: 5/2/22
 JOB NO:
 DRAWN BY: B. L.
 CHECKED BY:
 SCALE:
 SHEET NO:



DEMOLITION PLAN NOTES

- 1 DEMO EXIST. POCKET DOOR, FRAME AND PORTION OF WALL.
- 2 DEMO WINDOW, WINDOW BOX AND PORTION OF EXTERIOR WALL FOR LARGER WINDOW OPENING.
- 3 DEMO BATHROOM COMPLETELY: FIXTURES, CABINETS AND FINISHES
- 4 DEMO FIREPLACE COMPLETELY INCLUDING CHIMNEY.
- 5 DEMO FRENCH DOOR PAIR AND SIDELITES.
- 6 DEMO CABINET.
- 7 REMOVE WAINSCOTING, CHAIR RAILS AND CROWN MOLDING ENTIRE HOUSE.
- 8 DEMO TRELIS SUPPORT POST
- 9 REMOVE NON PERMITTED WINDOW. WATERPROOF ANY PENETRATIONS LEFT.

CONSTRUCTION PLAN NOTES

- 1 REFER TO SHEET A-0 FOR ADDITIONAL DEMO AND CONSTRUCTION NOTES. INSTALL WATER HAMMER ARRESTORS IN NEW TOILET ROOM PLUMBING AS REQD. BY UNIFORM PLUMBING CODE SEC. 609.10
- 2 NEW LOW FLUSH TOILET PER GENERAL PLUMBING NOTES.
- 3 NEW VANITY AND SINK. INSTALL WATER SAVING FIXTURES PER GENERAL PLUMBING NOTES.
- 4 NEW FREE STANDING TUB. INSTALL WATER SAVING FIXTURES PER GENERAL PLUMBING NOTES THIS SHEET.
- 5 WATER SAVING SHOWER HEAD PER GENERAL PLUMBING NOTES THIS SHEET.
- 6 NEW TEMPERED GLASS SHOWER ENCLOSURE WITH FULL HT. TILE WALL SURFACES. INSTALL WATER SAVING FIXTURES PER GENERAL PLUMBING NOTES THIS SHEET. PROVIDE 1/2" BEVELED DROP AT DOORWAY. NOTE SHOWER COMPARTMENTS AND WALLS ABOVE BATHUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE CEILING. GROUT, FIBER REINFORCED CONCRETE, GLASS MATT OPSISUM OR FIBER REINFORCED OPSISUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. NOTE: NET AREA OF SHOWER ENCLOSURE SHALL BE NOT LESS THAN 1,024 SQ. INCH (7.1 SQ. FT.) OF FLOOR AREA, AND, A MINIMUM OF 30 INCHES DIAMETER CIRCLE.
- 7 RECONSTRUCT NEW ROOF DECK SUPPORT POST SURROUNDS TO MATCH EXIST. REMOVED.

ADU CONSTRUCTION PLAN NOTES

- 1A REFER TO SHEET A-0 FOR ADDITIONAL DEMO AND CONSTRUCTION NOTES. INSTALL WATER HAMMER ARRESTORS IN NEW TOILET ROOM PLUMBING AS REQD. BY UNIFORM PLUMBING CODE SEC. 609.10
- 2A VERIFY MIN. R-15 BATT INSUL. IN EXIST EXTERIOR WALL CAVITY THIS ROOM. INSTALL OR REPLACE AS REQUIRED.
- 3A LOCATION OF EXIST. GARBAGE DISPOSAL. VERIFY GARBAGE DISPOSAL CORD IS LIMITED TO A RANGE OF 18" TO 36" LONG. CEC 422.16(B)(1)
- 4A LOCATION OF EXIST. DISHWASHER. VERIFY THE DISHWASHER CORD IS LIMITED TO A RANGE OF 36" TO 48" LONG. SHEATHED CABLE (ROMEX) MAY NOT BE INSTALLED WITH A PLUG. IT IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2)
- 5A LOCATION OF EXIST. KITCHEN SINK. VERIFY KITCHEN FAUCET THAT HAS A MAX FLOW RATE OF ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM
- 6A INSTALL NEW DIRECT VENT GAS FIREPLACE HEARTH: MONITORED DIVINE SINGLE SIDED. TESTED TO ANSI Z21.88-2015 / CSA 2.33-2016. 23,500 BTU. AFUE 70% INSTALL NEW 4" B-VENT FROM FIREPLACE COLLAR THRU EXISTING CHIMNEY STRUCTURE. PROVIDE WALL STRAP SUPPORTS EVERY 4'-0" O.C. AND AT FLOOR / ROOF LEVELS. MAINTAIN MIN. 1" CLEARANCE AT COMBUSTIBLES. VENT TO BE UL LISTED TO UL 441 AND UL 1777. ABANDON EXIST. FIREPLACE FLUE. REFER DETAIL 5/A-8 FOR ADDITIONAL INFO.
- 7A VERIFY MIN. R-19 BATT INSUL. IN FLOOR CAVITY THIS ROOM. INSTALL OR REPLACE AS REQUIRED.
- 8A LOCATION OF NEW KITCHEN HOOD EXHAUST. 100 CFM MIN. MAX 3 SONES @ 100 CFM SOUND RATING. CONFIRME DUCTING TO THE EXTERIOR PER ASHRAE STANDARD 62.2 TABLE 7.1.
- 9A INSTALL 12"x18" TRANSFER GRILL ABOVE DOOR TO PROVIDE CONDITIONED AIR TO ADJACENT ROOM.
- 10A DEMO EXIST. DOOR AND FRAME. INFILL DOORWAY W/ NEW 1 HR RATED STC 50 PARTITION. REFER 2/A-4.
- 11A INDOOR UNIT HEAT PUMP DUCTLESS SYSTEM CARRIER #4688HMG
- 12A ROUTE INDOOR AIR UNIT TO OUTDOOR HEAT PUMP ROOFTOP DECK MECHANICAL AREA. SEE ROOF DECK PLAN.
- 13A LOCATION OF NEW 60 AMP ELECTRICAL SUB PANEL. RE-CIRCUIT ALL ELECTRICAL SERVING ADU TO NEW SUB PANEL.
- 14A EXISTING ENTRY DOOR 3'-0" (CLEAR WIDTH OF 32") WIDE X 6'-8" HIGH . 1 3/8" SOLID CORE DOOR WITH SELF CLOSING AND SELF LATCHING.
- 15A CONSTRUCT PARTITION TO CREATE VOID SPACE.

SOUND TRANSMISSION NOTES

- A. APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- B. ALL PENETRATIONS INTO SOUND-RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
- C. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND 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.
- D. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED.
- E. 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.

NEW / EXISTING WINDOW SCHEDULE

- NOTE:
 1. ALL NEW WINDOWS TO HAVE A U-FACTOR OF 0.26 AND SHGC OF 0.19. BEDROOM WINDOWS MEET MIN. EGRESS REQUIREMENTS: SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
 2. THE NET CLEAR OPENABLE AREA SHALL BE NO LESS THAN 5.7 SQUARE FEET (6 SQUARE FEET FOR GRADE FLOOR OPENINGS AND BASEMENT WINDOW WELLS). IN ADDITION TO THE ABOVE REQUIREMENT, THE NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE A MINIMUM OF 24 INCHES. THE NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE A MINIMUM OF 20 INCHES.
 3. WHERE A WINDOW SILL IS LOCATED HIGHER THAN 72" ABOVE ADJACENT GRADE OR FINISHED SURFACE ON THE OPPOSITE SIDE, THE LOWEST PART OF THE OPENING SHALL BE 24" MINIMUM ABOVE THE ROOM FINISH FLOOR SURFACE. OPERABLE SECTIONS OF WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4-INCH SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR. R312.2.1

ADU EXISTING WINDOW SCHEDULE

- 1A EXIST. 3'-0"W X 4'-0"H VINYL DUAL PANE LOW E DOUBLE HUNG WINDOW.
- 2A EXIST. 3'-0"W X 4'-0"H VINYL DUAL PANE LOW E DOUBLE HUNG WINDOW.
- 3A EXIST. 3'-0"W X 4'-0"H VINYL DUAL PANE LOW E DOUBLE HUNG WINDOW.
- 4A EXIST. 7'-0"W X 4'-0"H VINYL DUAL PANE LOW E SLIDING HUNG WINDOW.
- EXIST. 7'-0"W X 4'-0"H VINYL DUAL PANE LOW E SLIDING HUNG WINDOW.

TABLE A - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	RESIDENTIAL	FLOW RATE
SHOWER HEADS	(RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)		MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS		0.5 GPM @ 60 PSI
KITCHEN FAUCETS		1.8 GPM @ 60 PSI
METERING FAUCETS		0.2 GAL/CYCLE
WATER CLOSET		1.28 GAL/FLUSH
URINALS		0.125 GAL/FLUSH

NEW / EXISTING INTERIOR DOOR SCHEDULE

- 1 8'-11.5"W X 7'-7.5"H TEMPERED DUAL PANE LOW E 3 PANEL ALUM. CLAD WOOD SLIDING DOOR.
- 2 4'-0"W X 8'-0"H WOOD INTERIOR DOOR PAIR.
- 3 2'-8"W X 8'-0"H WOOD BARN STYLE DOOR.
- 4 2'-6"W X 8'-0"H WOOD INTERIOR DOOR.
- 5 2'-8"W X 8'-0"H WOOD BARN STYLE DOOR.
- 6 2'-8"W X 8'-0"H WOOD POCKET DOOR.
- 7 2'-8"W X 8'-0"H WOOD INTERIOR DOOR.
- 8 4'-9"W X 8'-0"H WOOD INTERIOR DOOR PAIR.
- 9 2'-8"W X 8'-0"H WOOD INTERIOR DOOR.
- 10 3'-2"W X 8'-0"H WOOD INTERIOR DOOR PAIR.
- 11 2'-8"W X 8'-0"H WOOD INTERIOR DOOR.
- 12 2'-8"W X 8'-0"H WOOD INTERIOR DOOR.
- 13 2'-8"W X 8'-0"H WOOD INTERIOR DOOR.
- E EXISTING 2'-8"W X 8'-0"H WOOD INTERIOR DOOR.
- E1 3'-0"W X 8'-0"H WOOD ENTRY DOOR.

GENERAL PLUMBING NOTES:

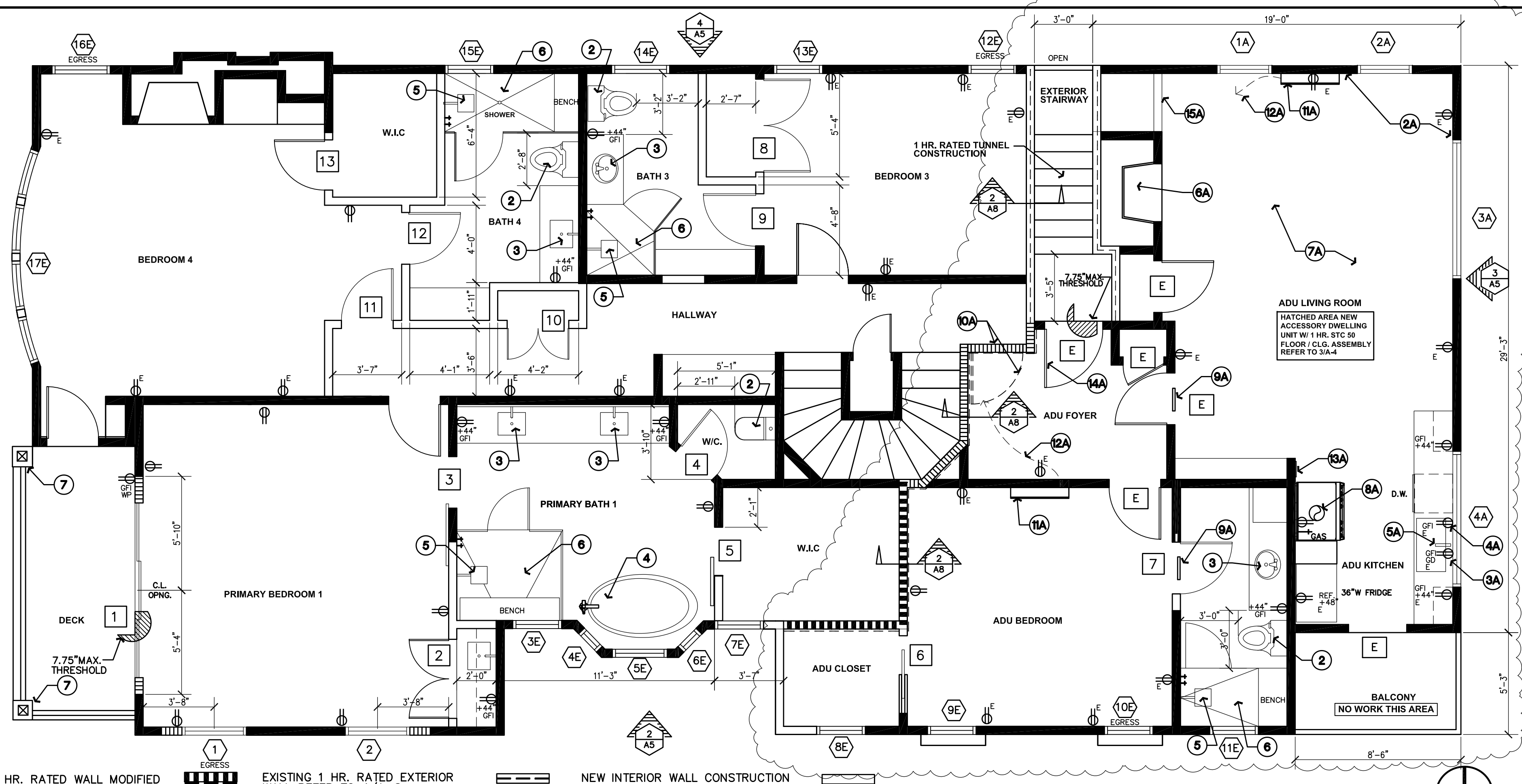
A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMED WHEN USING A RECORDING TEST GAUGE, AS PROVIDED FOR IN CPC SECTION 1214.3. GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. CPC 1211.1.6 AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED OUTSIDE EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERETO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. CPC1212.5 PROVIDE MAXIMUM 6' LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO A FREE STANDING RANGE. CPC1215.5 A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN. CPC 807.4 A LOOP PROVIDED INSIDE THE CABINET IS NOT APPROVED. THE MAXIMUM FLOW RATE FOR THE SINK FAUCETS IS 1.8 GPM. CCG 2016 AN AIR ADMITTANCE VALVE IS NOT APPROVED FOR INSTALLATION OR USE INSIDE THE DWELLING.

GENERAL ELECTRICAL NOTES:

1. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SEC 210.12.
2. PROVIDE A.F.C.I. PROTECTION FOR ALL 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC SEC 210.12.

2ND FLOOR DEMOLITION PLAN

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



- EXISTING 1 HR. RATED WALL, MODIFIED TO STC 50 AND EXTENDED TO ROOF DECK REFER 2/A-8
- EXISTING 1 HR. RATED WALL TO ROOF DECK MODIFIED TO STC 50 REFER TO 1/A-4
- EXISTING 1 HR. RATED EXTERIOR WALL REFER TO 4/A-8.
- NEW EXTERIOR WALL CONSTRUCTION REFER TO 5,6/A7
- NEW INTERIOR WALL CONSTRUCTION
- EXISTING WALL TO REMAIN

2ND FLOOR CONSTRUCTION PLAN

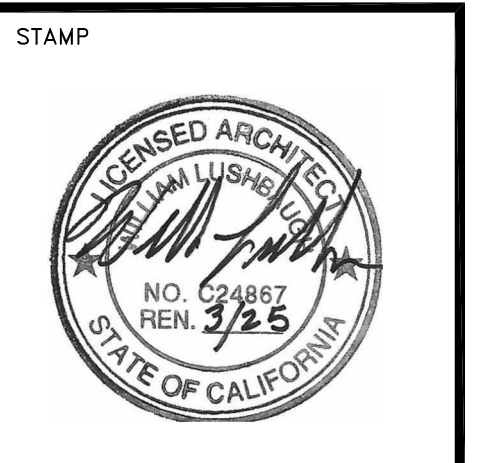
SCALE: 1/4"=1'-0"

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 RENOVATIONS

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 - 2 BLDG. DEPT. REV: 8/22/22
 - 3 ADD ADU REV. 4/7/23

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 CHECKED BY:
 SCALE:
 SHEET NO:



WEST ELEVATION

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

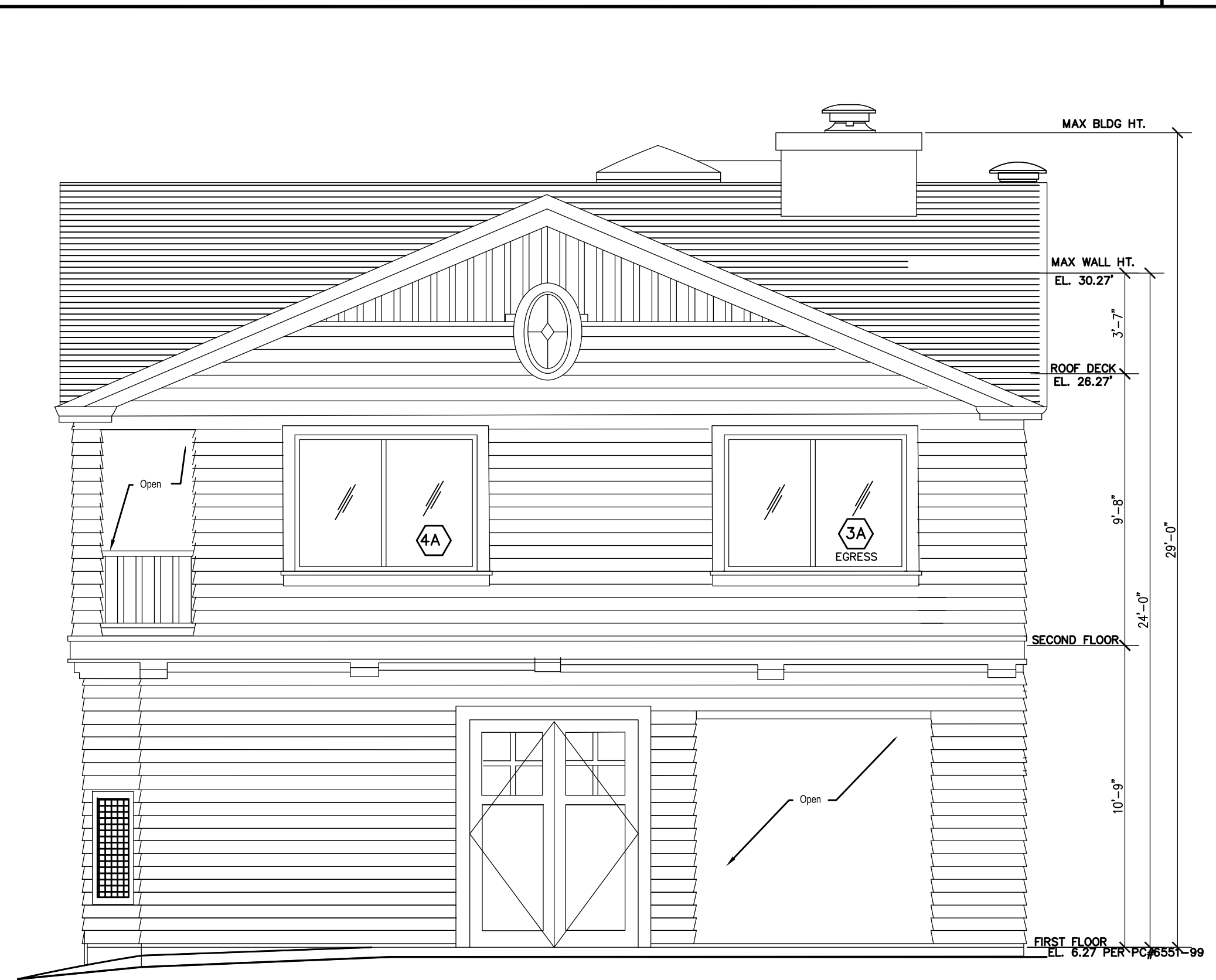
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SOUTH ELEVATION

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

2



EAST ELEVATION

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

3



NORTH ELEVATION

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

4

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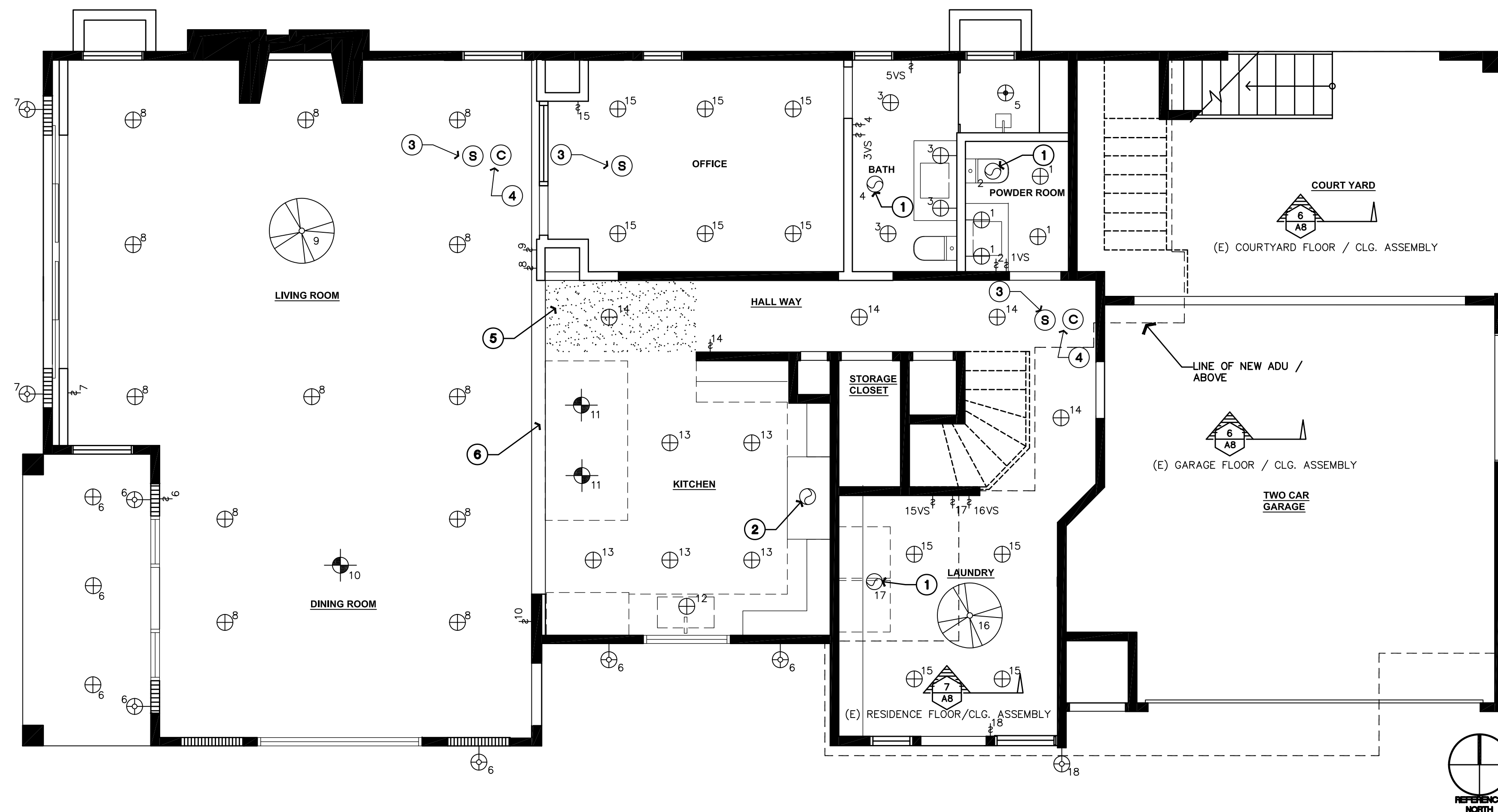


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4	ADD ADU CITY REV. 4/24/23
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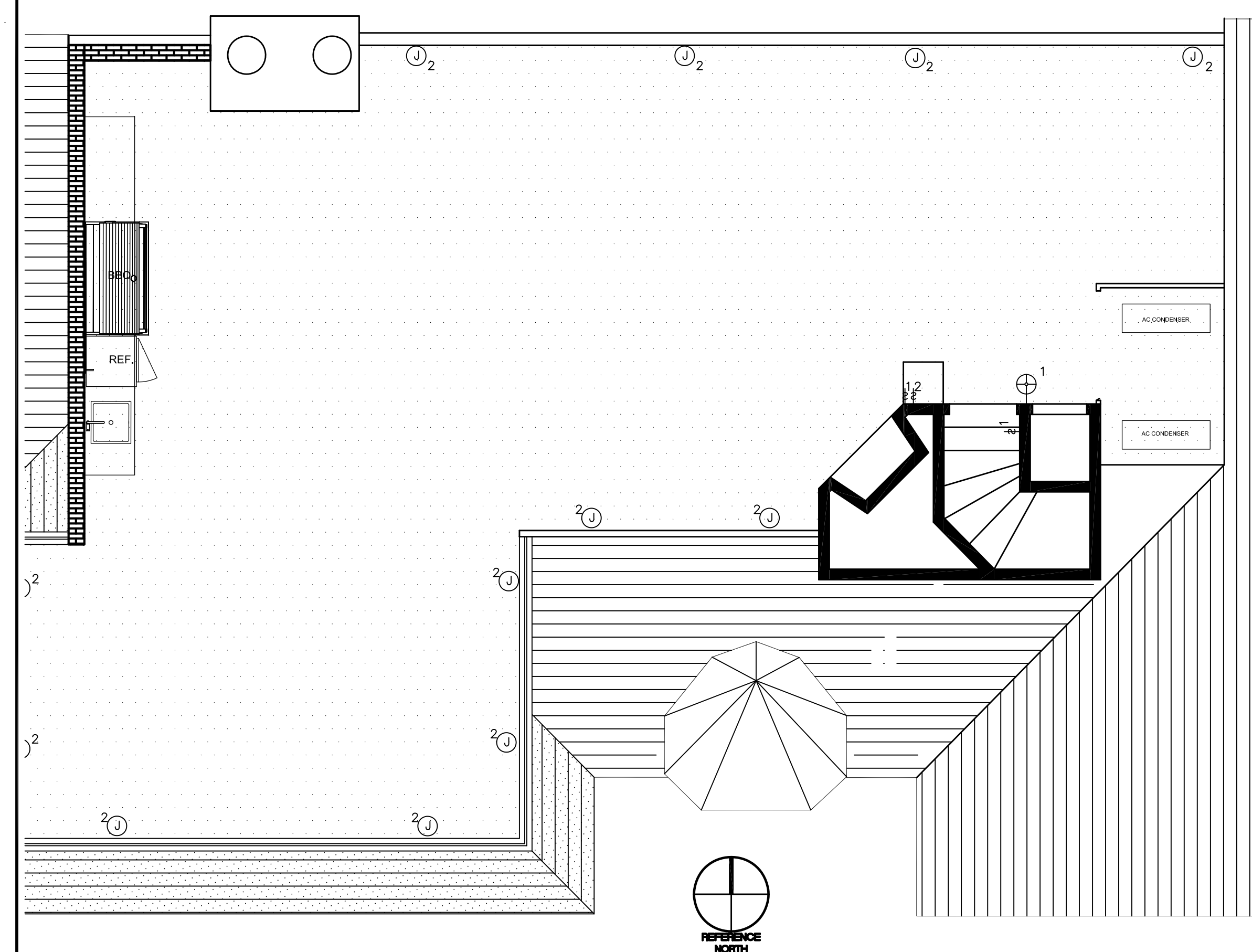
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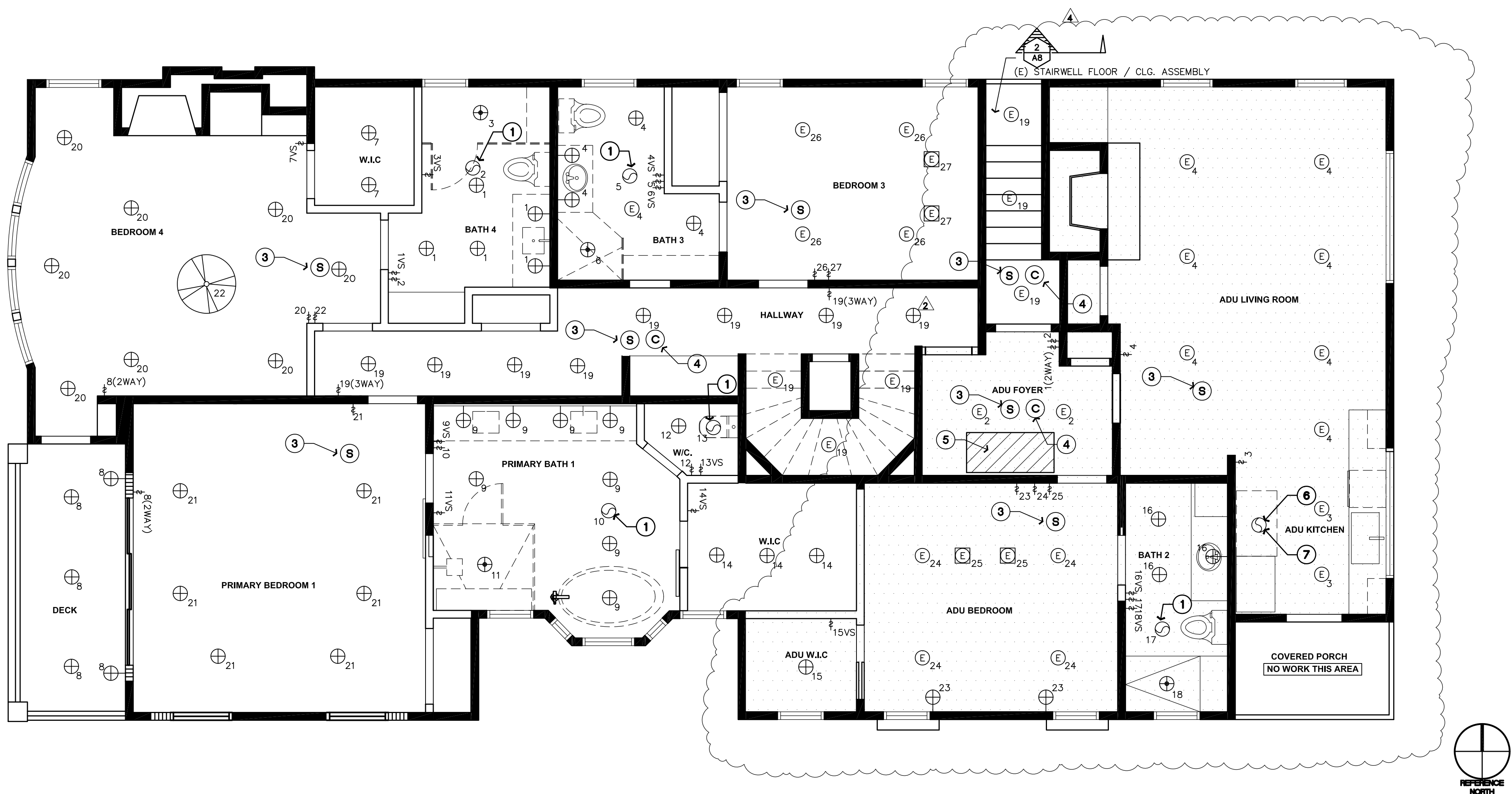
1ST FLOOR LIGHTING PLAN

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



DECK LIGHTING PLAN

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



2ND FLOOR LIGHTING PLAN

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

NOTE: ALL LIGHT FIXTURES ON DIMMERS AND COMPLY WITH HIGH EFFICACY REQUIREMENTS

RECESSED LED TO BE SELECTED. FIXTURE TO MEET HIGH EFFICACY STDS. LISTED BELOW

DECORATIVE HANGING PENDENT LED FIXTURE TO BE SELECTED. FIXTURE TO MEET HIGH EFFICACY STDS. LISTED BELOW

DECORATIVE LED EXTERIOR LIGHT FIXTURE W/ MOTION SENSOR TO MEET HIGH EFFICACY STDS. LISTED BELOW

EXIST. FIXTURE TO REMAIN. INSTALL LED BULB. FIXTURE TO MEET HIGH EFFICACY STDS. LISTED BELOW

EXIST. WALL WASH FIXTURE TO REMAIN. INSTALL LED BULB. FIXTURE TO MEET HIGH EFFICACY STDS. LISTED BELOW

EXIST. WALL WASH FIXTURE TO REMAIN. INSTALL LED BULB. FIXTURE TO MEET HIGH EFFICACY STDS. LISTED BELOW

J-BOX FOR CEILING FAN TO BE SELECTED.

RECESSED LED SEALED SHOWER FIXTURE TO BE SELECTED. FIXTURE TO MEET HIGH EFFICACY STDS. LISTED BELOW

J-BOX FOR RECESSED LED DECK LIGHT TO MEET HIGH EFFICACY STDS. LISTED BELOW

WALL SWITCH SUBSCRIPT DENOTES SWITCHING. DIMMER SWITCHES TYP.

WALL SWITCH WITH VACANCY SENSOR

HIGH EFFICACY LAMP REQUIREMENTS:
 LAMP POWER: LESS THAN 15 W REQUIRED LAMP EFFICACY: 40 LM/W
 LAMP POWER: 15-40 W REQUIRED LAMP EFFICACY: 50 LM/W
 LAMP POWER: MORE THAN 40 W REQUIRED LAMP EFFICACY: 60 LM/W

- 1 BATHROOM EXHAUST FAN. FAN SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%
- 2 LOCATION OF KITCHEN HOOD EXHAUST. 100 CFM MIN. PROVIDE DUCTING TO THE EXTERIOR PER ASHRAE STANDARD 62.2 TABLE VERIFY THE FOLLOWING EXIST. DUCTING: 4" EXHAUST DUCT TO EXTERIOR, A METAL, SMOOTH INTERIOR SURFACE DUCT ON VENT HOOD EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. VERIFY A BACK DRAFT CMCS04.2. THE DUCT SHALL TERMINATE ABOVE GRADE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.
- 3 LOCATION OF NEW SMOKE DETECTOR WITH BATTERY TO MEET UL 217 REQUIREMENTS. NOTE: ALSO INSTALL IN EXIST RESIDENCE BEDROOMS AND HALLWAYS LEADING TO BEDROOMS.
- 4 LOCATION OF NEW CARBON MONOXIDE ALARM TO MEET UL2034 / 2075 REQUIREMENTS.
- 5 INFILL EXIST. ATTIC ACCESS OPENING. NOTE: EXIST. ATTIC ACCESS THROUGH ROOF DECK LEVEL. SEE ATTIC PLAN SHEET A-1.
- 6 LOCATION OF KITCHEN HOOD EXHAUST. 100 CFM MIN. PROVIDE DUCTING TO THE EXTERIOR PER ASHRAE STANDARD 62.2 TABLE 7.1.
- 7 INSTALL NEW 4" EXHAUST DUCT TO EXTERIOR. PROVIDE A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE A BACK DRAFT CMCS04.2. THE DUCT SHALL TERMINATE ABOVE GRADE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK DRAFT DAMPER.

SMOKE / CARBON MONOXIDE ALARMS:

KITCHEN RENOVATIONS (PROJECTS OVER \$1,000) WILL REQUIRE THE SMOKE AND CARBON MONOXIDE ALARMS FOR THE DWELLING TO MEET THE CURRENT CODE. CRC SECTIONS R314 AND R315

SMOKE ALARMS ARE REQUIRED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NO INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WHEN FUEL-BURNING APPLIANCES ARE INSTALLED AND/OR DWELLING UNITS HAVE ATTACHED GARAGES. EITHER CONDITION REQUIRES THE ALARMS. WHEN MORE THAN ONE ALARM OF EITHER TYPE IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE OTHER ALARMS.

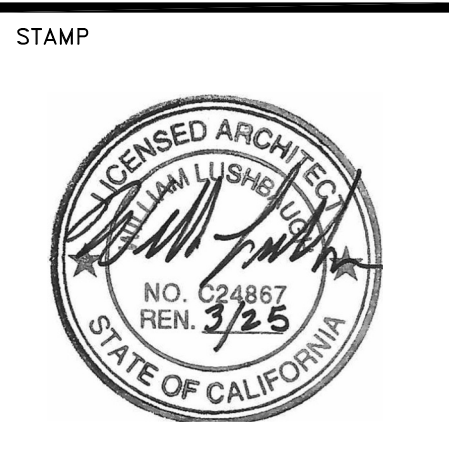
IN EXISTING CONDITIONS, ALARMS MAY BE BATTERY OPERATED WHEN THE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF THE WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC, BASEMENT OR CRAWLSPACE.

MULTIPURPOSE ALARMS THAT COMBINE BOTH A SMOKE ALARM AND CARBON MONOXIDE ALARM SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF BOTH CRC SECTIONS R314 AND R315 AND BE LISTED BY THE OFFICE OF THE STATE FIRE MARSHAL.

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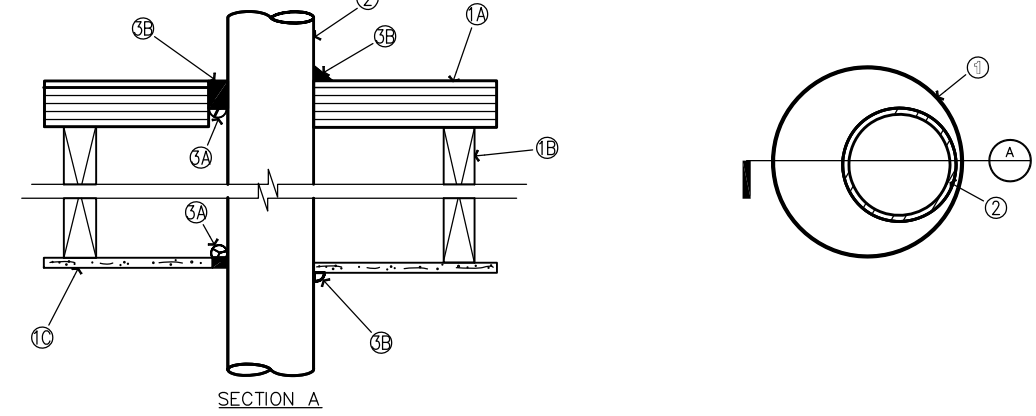
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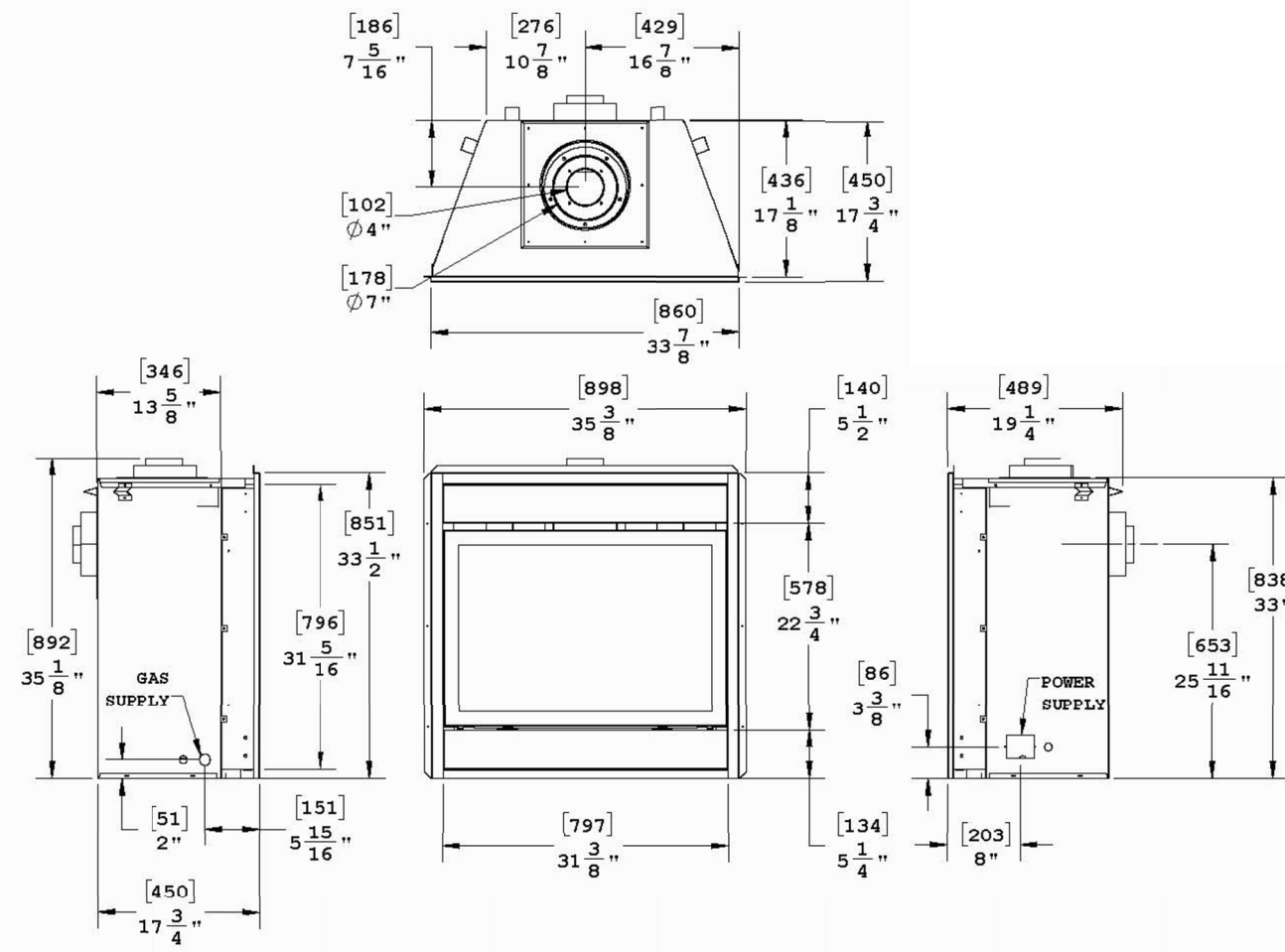
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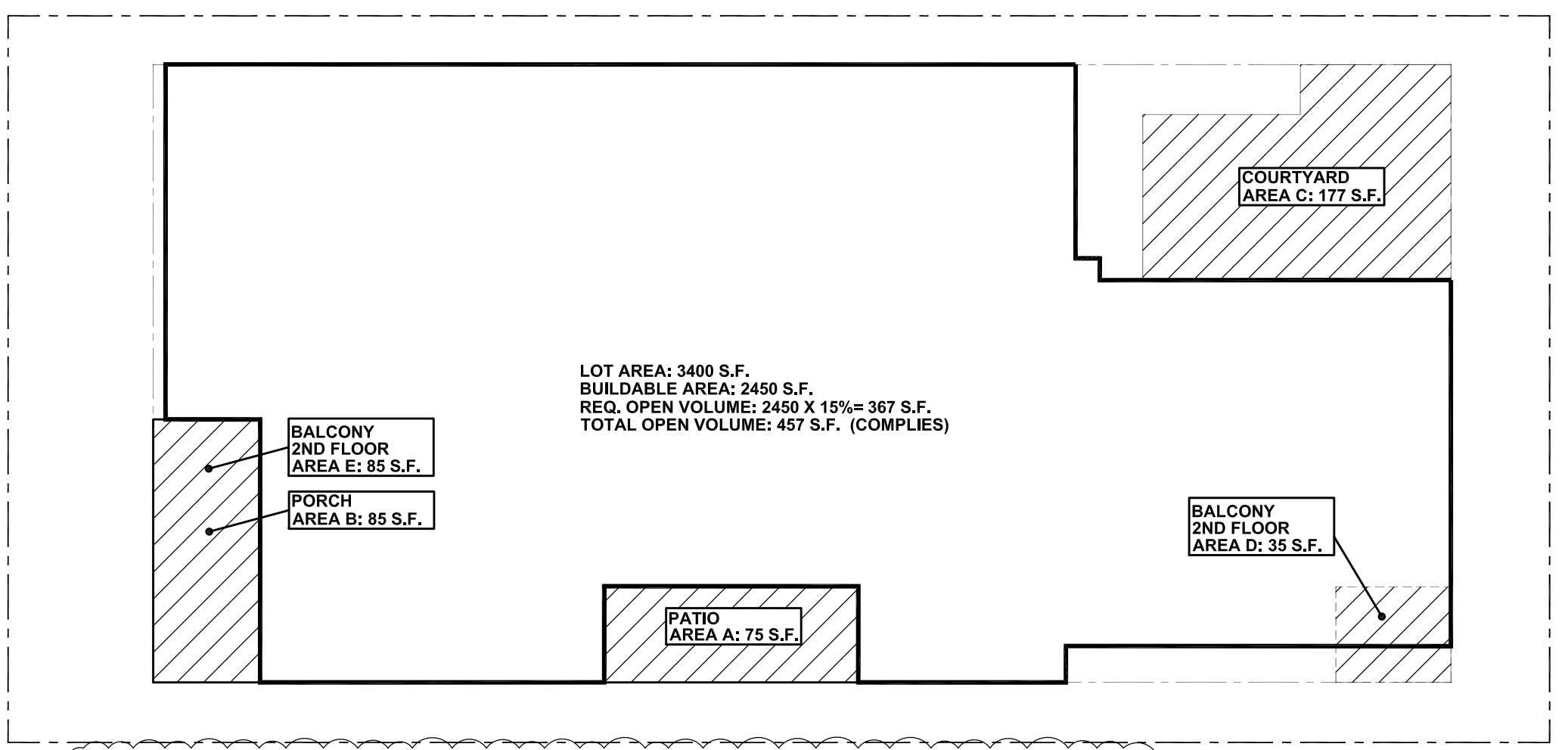
- FLOOR/CEILING ASSEMBLY:
 - FLOORING SYSTEM: 5/8" THICK PLYWOOD/2"x 4" CONTINUOUS WOOD DECKING.
 - WOOD JOIST: NOM. 2" X 10" LUMBER JOIST.
 - CEILING SYSTEM: 1 LAYER OF 5/8" GYPSUM WALLBOARD, PER UL DESIGN.
- METALLIC PIPE:
 - STEEL PIPE: 8" DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE.
 - IRON PIPE: 8" DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.
 - CONDUIT: 4" DIAMETER (OR SMALLER) ELECTRICAL METALLIC TUBING (EMT) OR STEEL CONDUIT.
 - COPPER TUBING: 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
 - COPPER PIPE: 4" DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. ANNULAR SPACE FROM MINIMUM 0" TO MAXIMUM 7/8".
- FORMING AND FIRE STOP MATERIALS:
 - FORMING MATERIAL (OPTIONAL): FOAM BACKER ROD PACKED INTO OPENING AS A PERMANENT FORM.
 - TYPE IA: MINIMUM 1/2" THICK SEALANT APPLIED WITHIN THE ANNULUS, FLUSH WITH THE TOP OF THE FLOOR AND BOTTOM OF THE CEILING ASSEMBLIES. USE 3M CP25 FIRE CAULKING OR EQ. ADDITIONAL SEALANT TO BE APPLIED SUCH THAT A MINIMUM 1/2" CROWN IS FORMED AROUND THE PENETRATING ITEM.

H34 Dimensions



DIRECT VENT FIREPLACE

5



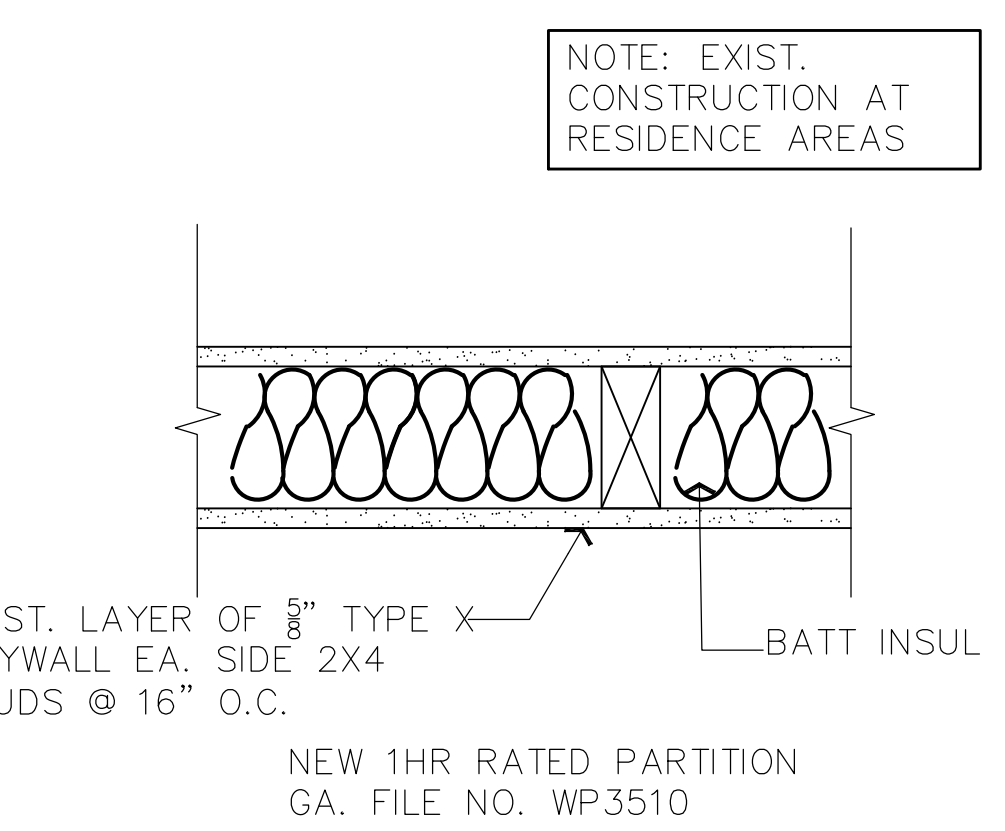
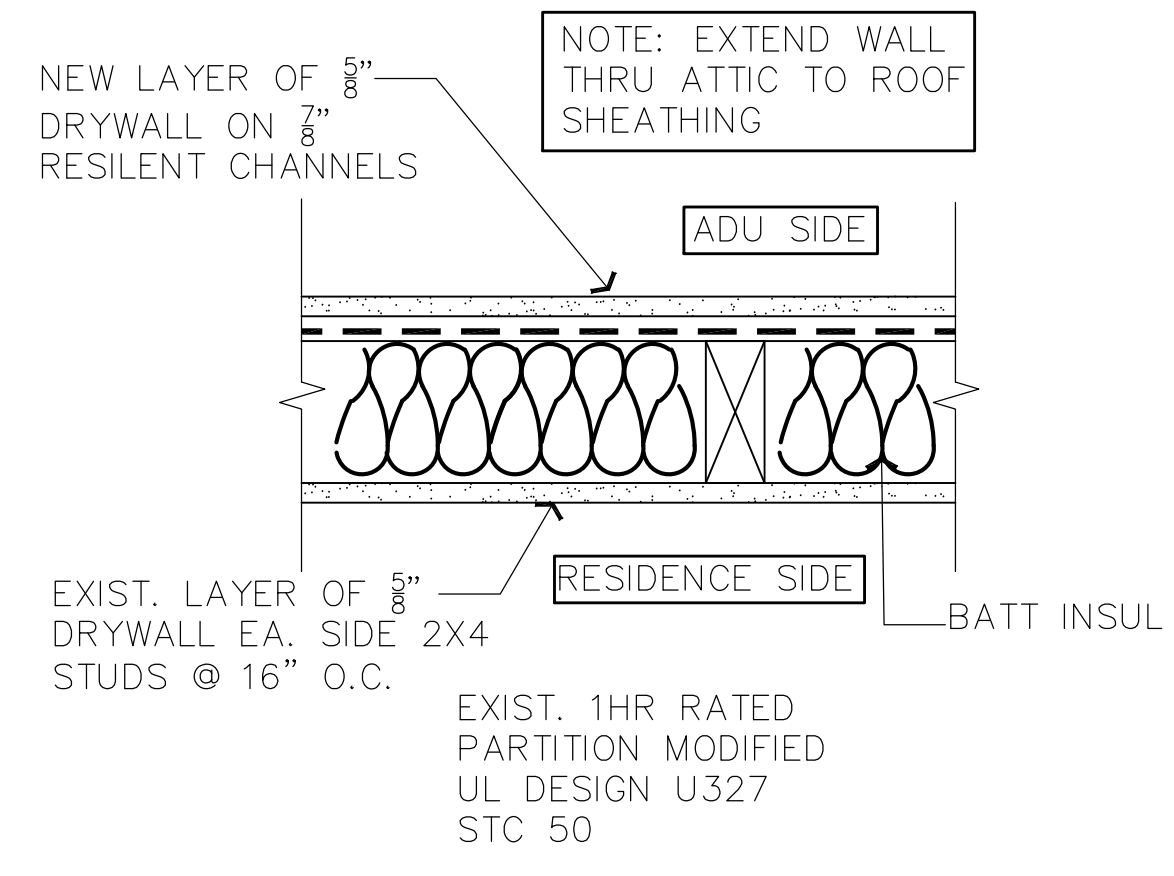
OPEN VOLUME DIAGRAM

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

9

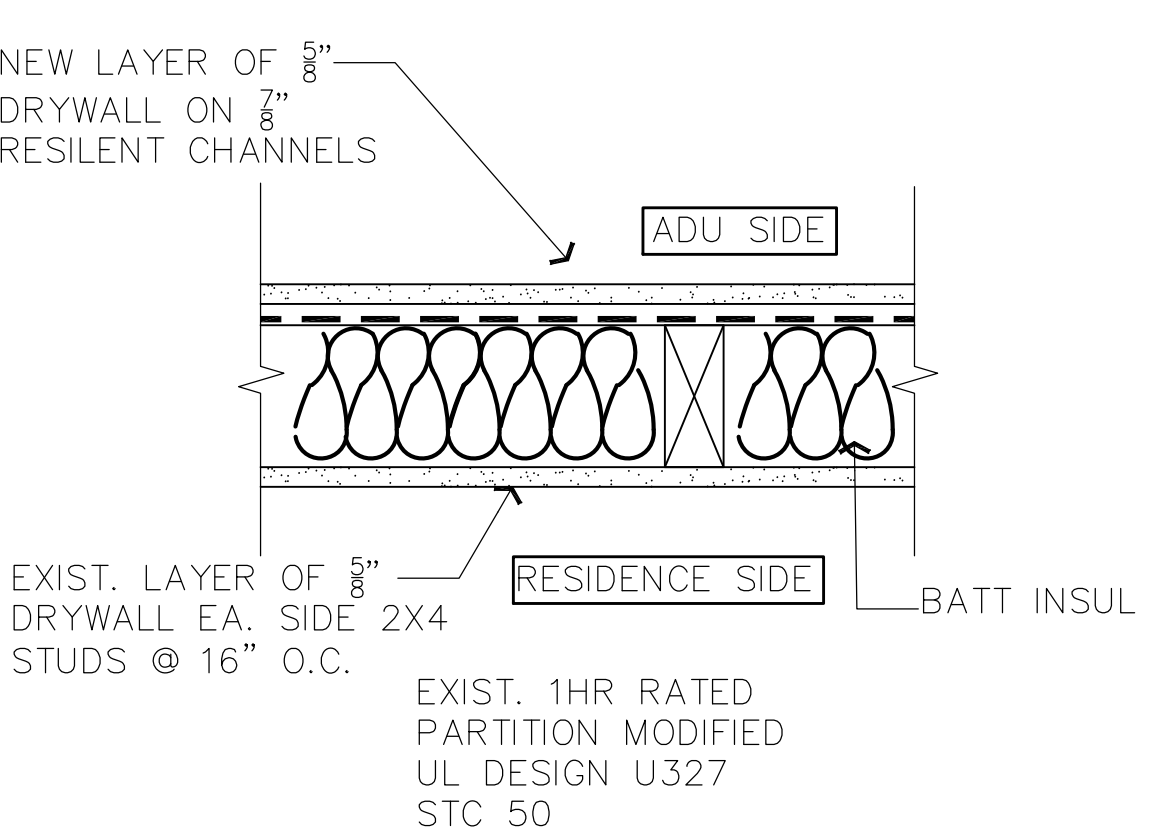
FIRE STOPPING DETAIL

1



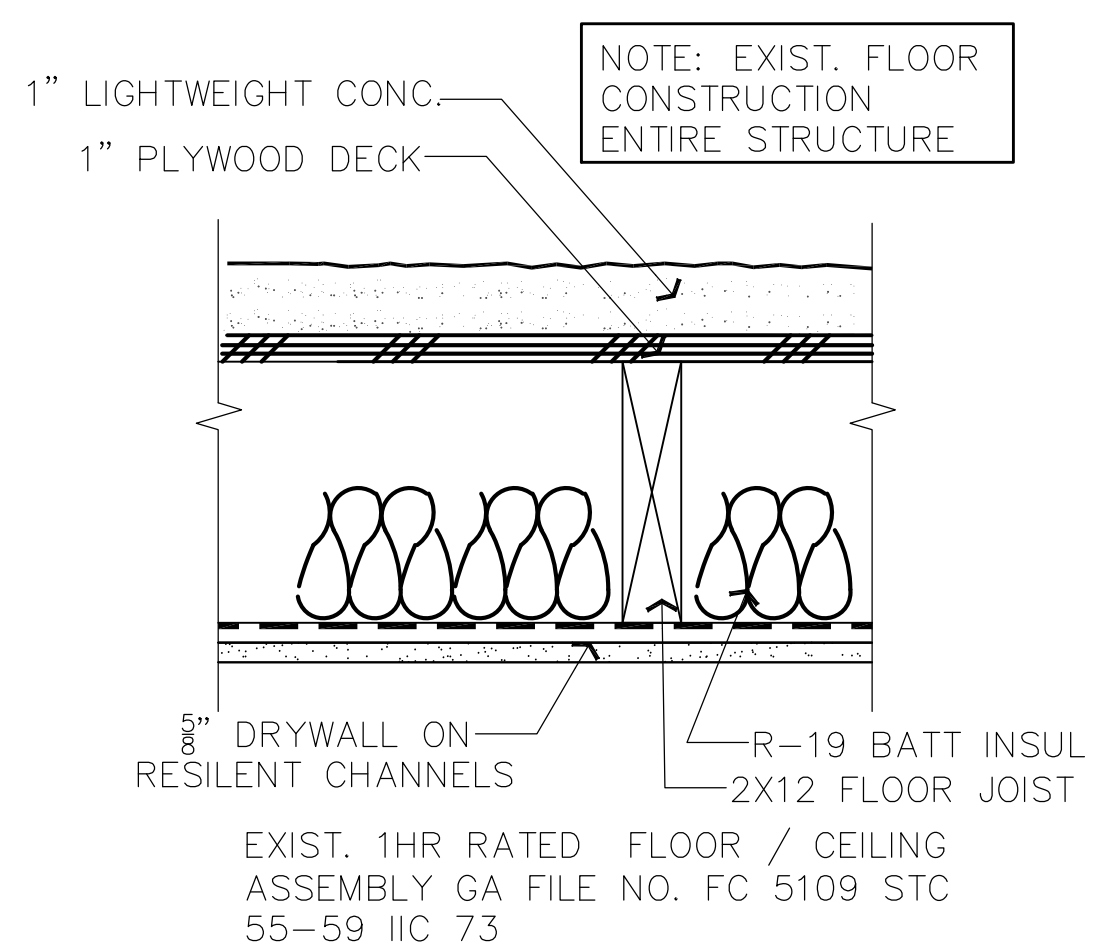
1HR WALL CONSTRUCTION

2



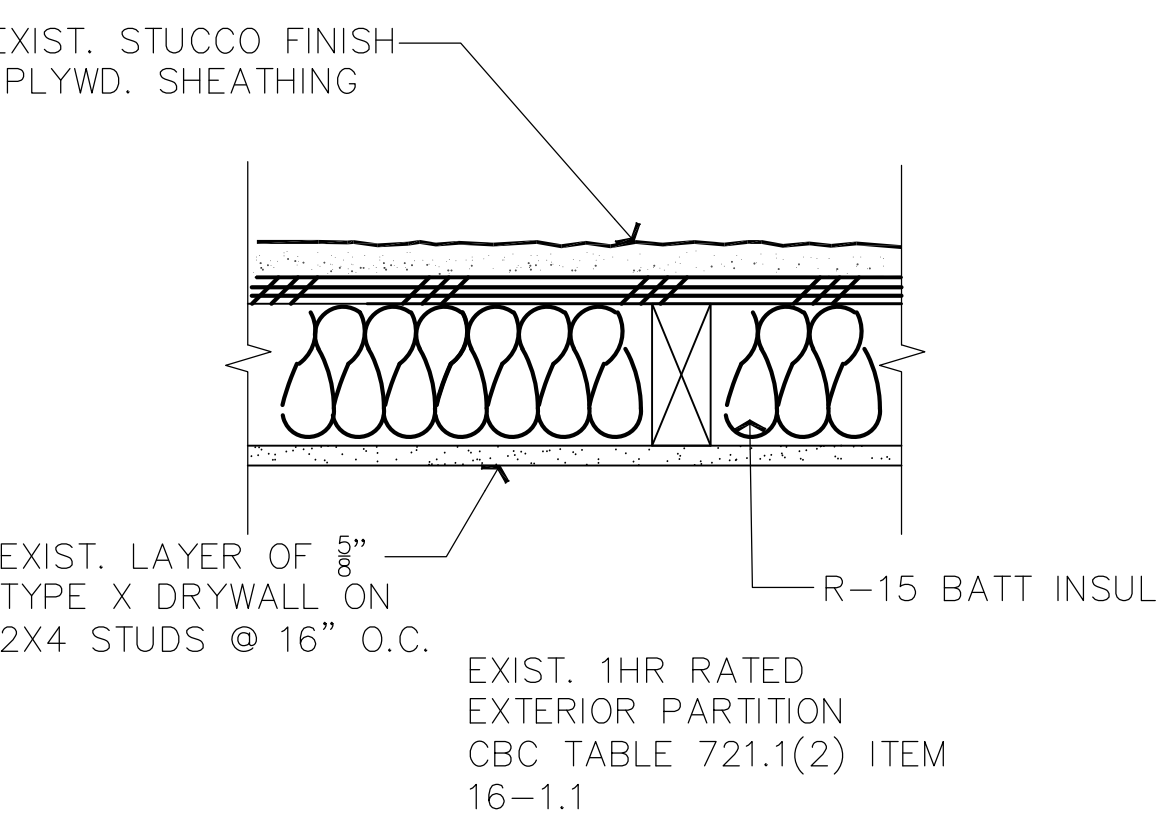
(E) WALL CONSTRUCTION

6



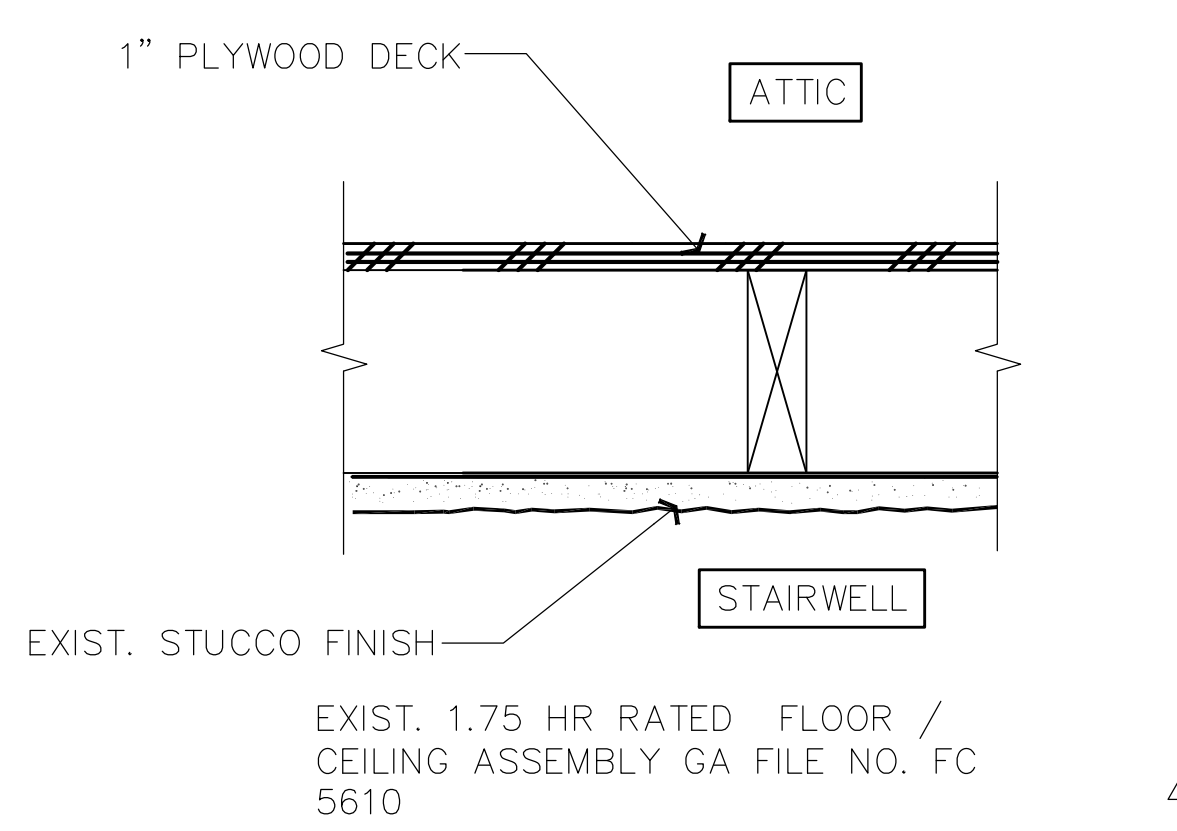
1HR WALL CONSTRUCTION

3



(E) FLOOR / CLG. CONSTRUCTION

7

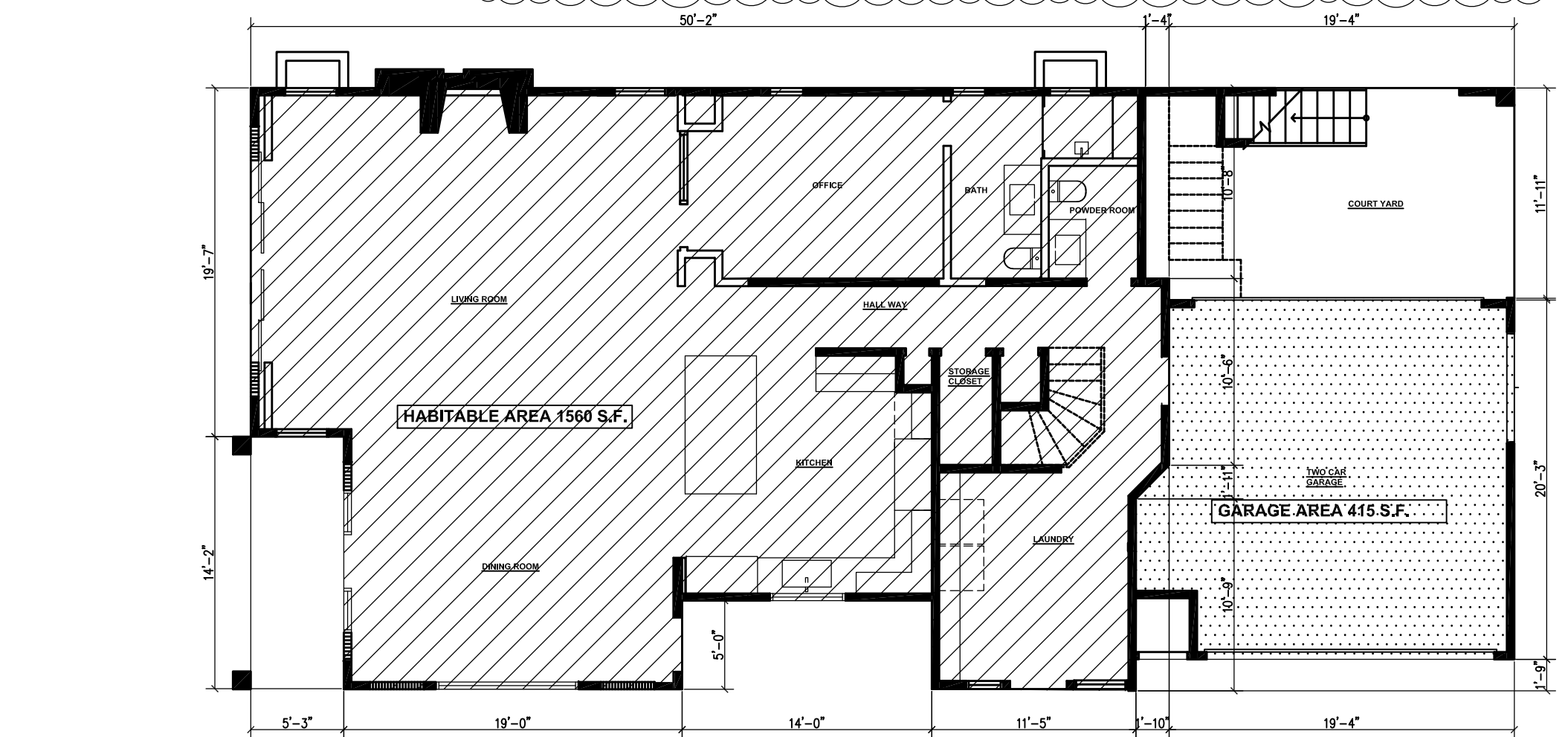


1HR EXTERIOR WALL CONSTRUCTION

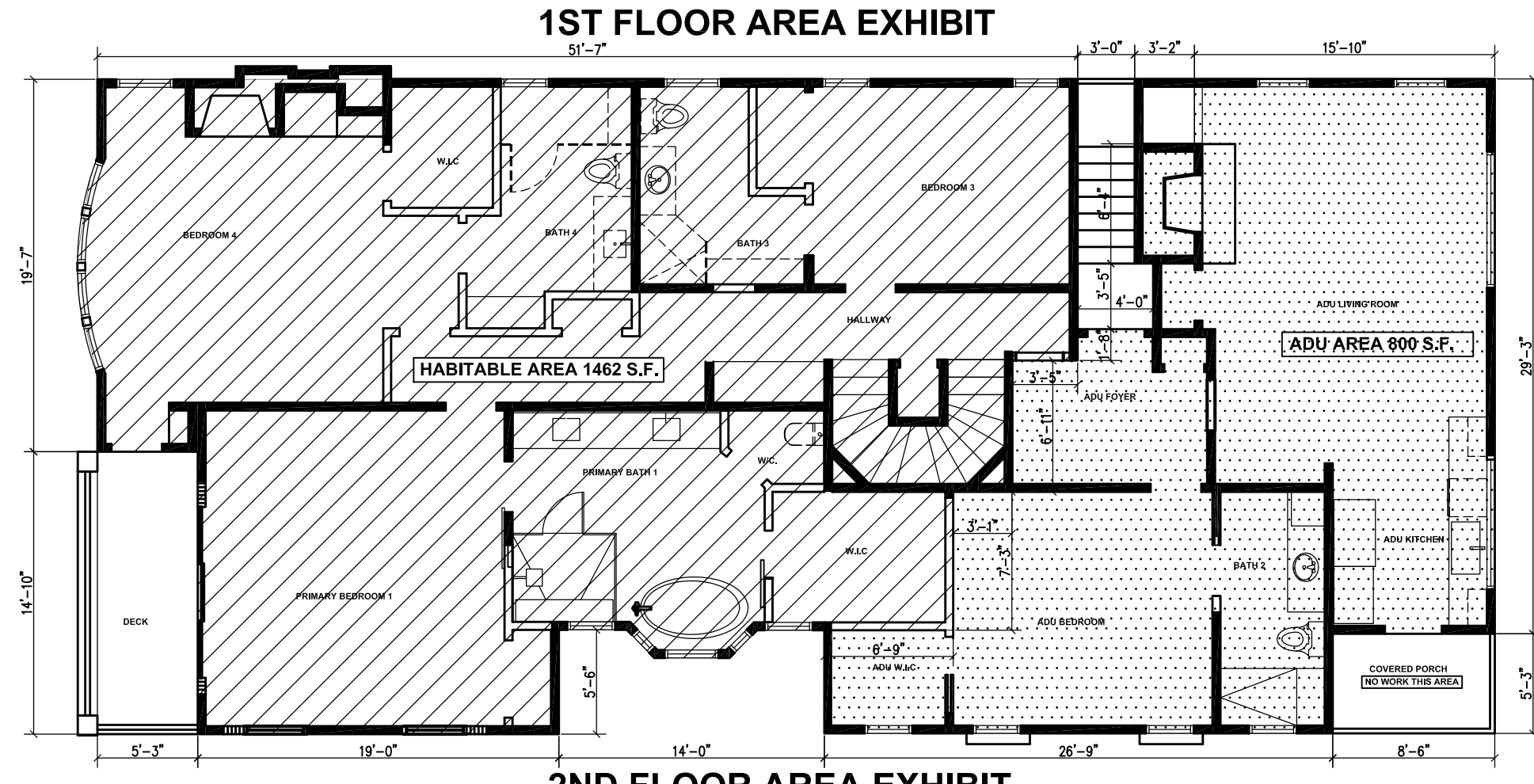
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(E) FLOOR / CLG. CONSTRUCTION

8



HABITABLE AREA OF FIRST FLOOR: 1,560 SQ.FT.
 HABITABLE AREA OF 2ND FLOOR: 1,462 SQ.FT.
 AREA OF NEW ADU: 800 SQ.FT.
 NEW TOTAL HABITABLE AREA: 3,822 SQ.FT.



FLOOR AREA EXHIBIT

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

9

Construction Detail	Description	Test Number	STC	Test Number	Reference
1 1/2" Fire-rated Construction	12.7 mm (1/2") SHERLOCK FRAXCO C Core Gypsum Panels 2x4 wood stud 400 mm (16") o.c. joints finished	UL Des W302 UL Des U517	32	NBCC W1e	A-53
1 Hour Fire-rated Construction	15.9 mm (5/8") SHERLOCK FRAXCO C Core Gypsum Panels or Fiberglass Panels 2x4 wood stud 400 mm (16") or 610 mm (24") o.c. joints finished optional veneer glazer	UL Des W301 UL Des U506 UL Des U214	34	USG-30 FT. GAK Based on 400 mm (16") stud spacing and screws 150 mm (6") o.c. USG-80007 Based on 610 mm (24") stud spacing	SAB20 A-54
1 Hour Fire-rated Construction	15.9 mm (5/8") SHERLOCK FRAXCO C Core Gypsum Panels 2x4 wood stud 400 mm (16") or 610 mm (24") o.c. 15 mm (5/8") SHERLOCK FRAXCO C Core Resilient channel one side joints finished	UL Des U227	30	SDS-760903	A-55
1 Hour Fire-rated Construction	12.7 mm (1/2") Durock Cement Board and 6 mm (1/4") Gypsum Board 2x4 wood studs 400 mm (16") o.c. 50 mm (2") SHERLOCK FRAXCO C Core joints taped	UL Des U229	37	USG-84604 USG-840214 Based on alternate design	A-56

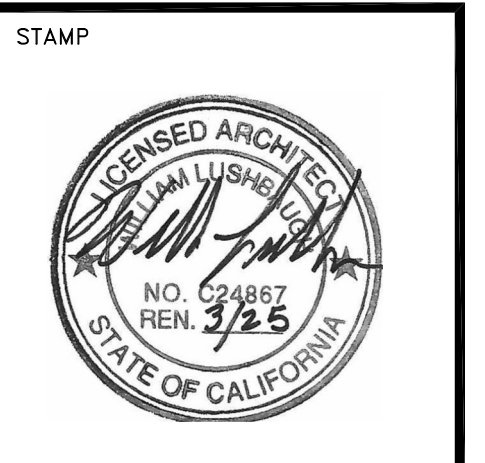
UL DESIGN 327

10

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A-8