



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Seimone Jurjis, Assistant City Manager/Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Community Development Director for the week ending July 21, 2023.

**COMMUNITY DEVELOPMENT DIRECTOR
OR ZONING ADMINISTRATOR ACTIONS**
(Non-Hearing Items)

Item 1: Gray Residence Substantial Conformance – Staff Approval (PA2023-0038)
Site Address: 415 North Star Lane

Action: Approved

Council District 3

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.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
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COMMUNITY DEVELOPMENT DIRECTOR
ACTION LETTER

Subject: Gray Residence Substantial Conformance (PA2023-0038)
▪ Staff Approval

Site Location 415 North Star Lane

Applicant Gordon and Kristen Gray

Legal Description Lot 113 of Tract 4224

On **July 20, 2023**, the Community Development Director found the proposed project in substantial conformance and approved Staff Approval (PA2023-0038) allowing minor revisions to a previously approved residential remodel and addition approved by Coastal Development Permit (CDP) No. CD2022-008 (PA2022-020), which was approved by the Zoning Administrator on May 26, 2022. The applicant proposes to add 305 square feet of living area above a detached garage and connect the new living area to the existing house. The proposed changes do not intensify the existing use and are in substantial conformance with CD2022-008. This approval is based on the following analysis.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** RS-D (Single Unit Residential Detached)
- **Zoning District:** R-1-6000 (Single-Unit Residential)
- **Coastal Land Use Category:** RSD-B (Single Unit Residential Detached – 6.0 - 9.9 DU/AC)
- **Coastal Zoning District:** R-1-6000 (Single-Unit Residential)

I. PREVIOUS APPROVAL

On May 26, 2022, the Zoning Administrator approved CD2022-008 (PA2022-020) allowing a 990-square-foot second story addition, including an elevator, and the conversion of 290 square feet of garage area to living area within an existing single-unit residence that provides an attached 2-car garage and a detached 2-car garage. A CDP was required for the project as the proposed additions exceeded 10 percent of the existing floor area. The project complied with all applicable development standards and no deviations from development standards were requested or approved. The resolution for approval is included as Attachment No. CD 2.

II. PROPOSED CHANGES

The applicant requests a staff approval to allow an additional 305 square feet of living area above the existing detached garage and connect the added living area to the existing house, and a finding of substantial conformance with the previously approved CDP.

The proposed project conforms to all applicable development standards, including setbacks, lot coverage, height and off-street parking as evidenced by the project plans (Attachment No. CD 3) and illustrated in Table 1 below:

Table 1 – Development Standards			
	Existing	Approved	Proposed
Setbacks (min.)			
Front (bay)	10 feet	10 feet	10 feet
Sides	6 feet	6 feet	6 feet
Rear (street)	6 feet	6 feet	6 feet
Parking	2-car garage	4-car garage	4-car garage
Lot Coverage	60% of lot area	53% of lot area	55% of lot area
Floor Area (max.)	No maximum prescribed		
Height	24 feet flat roof 29 feet sloped roof	24 feet flat roof 29 feet sloped roof	24 feet flat roof 29 feet sloped roof

III. FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project) of the NBMC, the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of an approved use without a public hearing where the Director first finds as follows:

Finding:

A. *The changes are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. The project site is located within the R-1-6,000 (Single-Unit Residential) Zoning District. The proposed project revisions comply with all applicable residential development standards and no deviations are requested.
2. The proposed minor plan revisions comport with the findings of approval for the previously approved CDP and the conditions of approval set forth by Resolution ZA2022-037 (Attachment No. CD 2).

Finding:

- B. *The changes do not involve a feature of the project that was a basis for or subject of finding or exemptions in a negative declaration or Environmental Impact Report for the project.*

Fact in Support of Finding:

1. The approved project was found to be categorically exempt from the requirements of CEQA under Section 15301, Class 1 (Existing Facilities). Class 1 includes additions of less than 50 percent to existing structures. Including the proposed minor plan revisions, the project consists of net additions of approximately 46 percent. Therefore, the proposed modified project complies with the scope identified under the Class 1 exemption.

Finding:

- C. *The changes do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The property is within a developed neighborhood and the existing use of the structure as a single-unit residence will remain.
2. The proposed project was reviewed by relevant City departments including the Building Division, Public Works Department, and Fire/Life Safety Services. It was determined that adequate public and emergency vehicle access, public services, and utilities are provided to the subject property.

Finding:

- D. *The changes do not result in an expansion or change in operational characteristics of the use.*

Facts in Support of Finding:

1. The project site is located within the R-1-6,000 (Single-Unit Residential) Zoning District. The proposed project revisions comply with all applicable residential development standards and no deviations are requested. The small expansion of floor area does not change or intensify the single unit structure.
2. All Facts in Support of Finding C incorporated by reference.

IV. CONDITIONS


1. All conditions of approval for Coastal Development Permit No. CD2022-008 (PA2022-020) shall remain in force and effect, as stated in Attachment No. CD 2.
2. Prior to the Issuance of a Building Permit, a copy of the Staff Approval shall be incorporated into the Building Division and field sets of plans.
3. To the fullest extent permitted by law, the 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 **Gray Residence including, but not limited to, Staff Approval (PA2023-0038)**. 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 pursuant to the indemnification requirements prescribed in this condition.

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 NBMC. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:


Liane Schuller
Planning Consultant

Approved by:



Jim Campbell, Acting Community
Development Director

DL/ls

Attachments: CD 1 Vicinity Map
CD 2 ZA Resolution ZA2022-037
CD 3 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval
(PA2023-0038)

415 North Star Lane

Attachment No. CD 2

Resolution ZA2022-037

RESOLUTION NO. ZA2022-037

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2022-008 FOR ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 415 NORTH STAR LANE (PA2022-020)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Gordon and Kristen Gray (“Applicants”), with respect to property located at 415 North Star Lane, requesting approval of a coastal development permit (“CDP”).
2. The property is legally described as Lot 113 of Tract 4224, in the City of Newport Beach, County of Orange, State of California.
3. The Applicant proposes to construct a 990-square-foot second story addition, add an elevator, and convert 190 square-feet of garage to living area within an existing single-family residence with an attached 2-car garage and a detached 2-car garage. A CDP is required for the project since the proposed addition exceeds 10 percent of the existing floor area. No site improvements or bulkhead repair are proposed as part of the scope of work. The project complies with all applicable development standards, including height, setbacks and parking, and no deviations are requested.
4. The subject property is designated RS-D (Single Unit Residential Detached) by the General Plan Land Use Element and is located within the R-1-6,000 (Single-Unit Residential) Zoning District.
5. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RSD-B (Single Unit Residential Detached [6.0 – 9.9 DU/AC]) and the property is located within the R-1-6,000 (Single-Unit Residential) Coastal Zone District.
6. A public hearing was held on May 26, 2022, 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 categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15301, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (“CEQA”) under Class 1 (Existing Facilities), because it has no potential to have a significant effect on the environment.

2. Class 1 exemption includes additions of less than 50 percent to existing structures. The proposed project consists of a 990-square-foot second story addition and the conversion of 190 square-feet of garage to living area. Net additions to the existing structure are approximately 35 percent. Therefore, the project complies with the scope identified under the Class 1 exemption.

SECTION 3. REQUIRED FINDINGS.

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

Finding:

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

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, setbacks, height, and on-site parking.
 - A. The proposed development will provide the minimum required setbacks, which are ten (10) feet along the front property line abutting Newport Bay, six (6) feet along the rear property line, and six (6) feet along each side property lines.
 - B. The highest guardrail is no more than 24 feet high, and the highest roof ridge is no more than 29 feet in height, measured from the established grade level of 10.8 feet based on the North American Vertical Datum of 1988 (“NAVD88”), which complies with the maximum height limitation.
 - C. The project includes enclosed garage parking for four (4) vehicles, which exceeds the minimum parking requirement for single-family residences with less than 4,000 square feet of habitable floor area.
2. The neighborhood is predominantly developed with one (1)- and two (2)-story, single-family residences. The proposed design, bulk, and scale of the development will be consistent with the existing neighborhood pattern of development and expected future development.
3. A Coastal Hazards Report and Sea Level Rise Analysis was prepared Geo Soils, Inc. dated November 5, 2021, for the project. The current maximum bay water elevation is 7.7 North American Vertical Datum of 1988 (NAVD88) and is not expected to exceed the existing 10.9 feet (NAVD88) top of bulkhead elevation during high tide or storm events. The report analyzes future sea level rise scenarios assuming a 3-foot increase in the maximum water level over the next 75 years (i.e., the life of the structure). Therefore, the sea level is estimated to reach approximately 10.7 feet (NAVD88) - (the likely range

for sea level rise over 75-year design life of the structure based on low risk aversion estimates for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update).

4. On March 23, 2021, the City Council approved updated Waterfront Project Design Guidelines and Standards, Harbor Design Criteria Commercial & Residential Facilities. The guidelines require that any bulkhead structure permitted within the years 2021 through 2025 must have a minimum bulkhead elevation of 10.9 feet (NAVD88) with a design for adaptability elevation of 14.4 feet (NAVD88). The project has been conditioned to raise the bulkhead to an elevation of 10.9 feet (NAVD88). Geo Soils, Inc. has confirmed the bulkhead design can be raised up to 14.4 feet (NAVD88) if needed and in compliance with the updated guidelines.
5. The existing seawall/bulkhead does not need to be repaired/replaced per the report's recommendations, flooding, wave runup, and erosion will not significantly impact this property over the proposed 75-year economic life of the development. The report concludes that the proposed project will be safe from flooding hazards for the next 75 years with the existing bulkhead.
6. The finished floor elevation of the first floor of the existing living area is 11.56 feet (NAVD88), which exceeds the minimum 9.0-foot (NAVD88) elevation standard for new structures and exceeds the minimum requirements for sea level rise (10.9 feet NAVD 88) for the anticipated 75-year life of the structure.
7. Pursuant to NBMC Section 21.30.030(C)(3)(d)(i)(iv) – (Development Standards - Protective Structures), the property owner will be required to enter into an agreement with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). This requirement is included as a condition of approval that will need to be satisfied prior to final building permit inspection, respectively
8. The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c) – (Waterfront Development - Development Standards). This requirement is included as a condition of approval that will need to be satisfied prior to the issuance of building permits, respectively.
9. The property is located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
10. The property is located adjacent to coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during

construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived by construction chemicals and materials. The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

11. The project design addresses water quality with a construction erosion control plan that outlines temporary Best Management Practices (BMPs) to be implemented during construction to minimize erosion and sedimentation, and to minimize pollution of runoff derived by construction chemicals and materials. No water quality impacts to coastal waters are anticipated based upon the location and elevation of the property.
12. Proposed landscaping complies with Implementation Plan Section 21.30.075 (Landscaping). A condition of approval is included that requires drought-tolerant species. Prior to issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
13. The property is not located near designated public viewpoints or coastal view roads and will not impact public coastal views. The project site is not located adjacent to a coastal view road, public viewpoint, public park or beach, or public accessway, as identified in the Coastal Land Use Plan. Furthermore, an investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas, however the project is located on a coastal lot and will replace an existing single-family home with a new single-family home that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

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 existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project involves additions to an existing single-family residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.

2. The project is designed and sited so as not block or impede existing public access opportunities and occurs within the confines of private property. Existing coastal access conditions will not be affected by the project. Vertical and lateral coastal access is currently provided and will continue to be provided by North Star Beach, immediately across the street to the north of the subject property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2022-008, 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 26TH DAY OF MAY, 2022.



Jaime Murillo
Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
3. Coastal Development Permit No. CD2022-008 shall expire unless exercised within 24 months from the date of approval as specified in NBMC Section 21.54.060 (Time Limits and Extensions), unless an extension is otherwise granted.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. The Applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
6. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
7. 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.
8. Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
9. *The existing seawall shall be maintained with a minimum top of wall elevation of 10.9 feet with adaptability up to 14.4 feet (NAVD88 datum) in accordance with the recommendations provided in the Coastal Hazards Report and Sea Level Rise Analysis prepared by Geo Soils, Inc. dated November 5, 2021.*
10. Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices including the repair and maintenance, enhancement, reinforcement, or any other activity affecting the bulkhead, that results in any encroachment seaward of the authorized footprint of the

bulkhead or other shoreline protective device. The agreement shall be binding against the property owners and successors and assigns.

11. *Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify 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 development. This letter shall be scanned into the plan set prior to building permit issuance.*
12. 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). Prior to the issuance of building permits, the applicant shall provide a copy of said coastal development permit or CDP waiver or documentation from the Coastal Commission that subject improvements are not subject to the permit requirements of the Coastal Act and/or not located within the permit jurisdiction of the Coastal Commission.
13. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, wetland or their buffers.
14. 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.
15. 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.
16. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
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. 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 **Gray Residence including, but not limited to, Coastal Development Permit No. CD2022-008 (PA2022-020)**. 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 Department

19. All improvements shall be constructed as required by Ordinance and the Public Works Department.
20. An encroachment permit is required for all work activities within the public right-of-way.
21. The damaged driveway approach shall be reconstructed per City Standard STD#162.
22. A new 36-inch box street tree shall be installed along the North Star Lane frontage.
23. All non-standard hardscape including pavers and rock within the North Star Lane frontage shall be removed and turf or drought tolerant landscaping installed.
24. The existing driveway shall be plugged per City Standard STD# 165.
25. A new sewer clean out shall be installed on the existing sewer lateral per City Standard STD# 406.
26. All improvements shall comply with the City's sight distance requirement. See City Standard STD# 110.

Building Division

27. Prior to issuance of a building permit, the approved Construction Pollution Prevention Plan (CPPP) shall be submitted with the Building Permit plans. Implementation shall be in compliance with the approved CPPP, and any changes could require separate review and approval by the Building Division.
28. A drainage plan will be required due to new roof structure over second floor addition. Any other new or replaced impervious surface areas must be included in determining

the required means of collecting site water runoff for percolation into site soils before discharging to city storm drain system.

Attachment No. CD 3

Project Plans

Project Summary:

Job Address: 415 North Star Lane
Newport Beach, CA 92660

Zone: R-1-6000

Land Use: RSD-B

Building Type: Single Family + Detached Garage

Occupancy Group: R3/U

Construction Type: Type V-B

Number of Stories: 2 Stories

Fire Sprinklered: Yes; NFPA 13D

Lot Size: 60.00' x 100.00' = 6,000 S.F.

Height Limit: 29'-0" (25'-0" per CC&R)

Community Assoc: Dover Shores

Legal Description: LOT 113
TRACT 4224
APN 117-711-13

Project Data:

Existing: 2,815 S.F.
Garage Conversion: 210 S.F.
Addition: 1,280 S.F.
Elevator Shaft: -35 S.F.
Proposed: 4,270 S.F.

Existing Garage: 880 S.F.

Lot Coverage
Allowable: 60%
Proposed: 55%

Living Area:	Existing	Proposed	New
First Floor	1,510 S.F.	1,910 S.F.	400 S.F.
Second Floor	1,305 S.F.	2,360 S.F.	1,055 S.F.
Total Living Area	2,815 S.F.	4,270 S.F.	1,455 S.F.

Height Calculation:

(1) 10.64 + (2) 10.74 + (3) 11.15 + (4) 10.67 = (5) 43.20 / 4 = Avg. Grade Elevation: (6) 10.80 + Height Limit (7) = 29 Max. Allowable Height Elevation (8) 39.80

(1)	(2)	(3)	(4)	(7)	(8)
10.64	10.74	11.15	10.67	29	39.80

Flood Hazard Zone Notes:

A. A licensed surveyor shall complete a FEMA Elevation Certificate (EC) and submit the EC for review and approval from the City's Community Rating System (CRS) Coordinator prior to requesting final inspection

B. An approved EC must be submitted to the Building Department Inspector during final inspection

C. All mechanical, gas, and electrical equipment servicing the building (including ducts) must be at least one foot above the BFE (NAVD88)

Contacts:

Structural Engineer	Architect
McCullum Engineering Services 727 2nd St. #104 Hermosa Beach, CA 90254 (310) 944-0898	Michael Lee Architects 2200 Highland Ave. Manhattan Beach, CA 90266 (310) 545-5771
Structural Consultant	Land Surveyor
David Skelly Engineering 1771 Tattenham Rd Encinitas, CA 92024 (619) 995-8378	Toal Engineering, Inc. 139 Avenida Navarro San Clemente, CA 92672 (949) 492-8586
Energy Consultant	Civil Engineer
Rick Maurer 7544 E. Saddlehill Trail Orange, CA 92869 (714) 771-1507	B.A. Sims Engineering, Inc. 1341 Orizaba Ave Long Beach, CA 90804 (562) 735-4955

415 NORTH STAR LANE

RESIDENCE REMODEL + ADDITION



Scope of Work:

- Convert 160 sf of existing attached 2-Car Garage and 50 sf of detached Garage into interior floor area
- 1 Bath, 1 Laundry room, Living Room extension
- 190 sf 1st floor addition
- Living Room and Entry extension
- 500 sf 2nd floor addition to second floor (above attached garage)
- 1 Bedroom, 1 Bath, 130 sf covered deck
- 470 sf 2nd floor addition above detached Garage with hallway
- 1 Bedroom, 1 Bath, 125 sf covered deck
- 120 sf 2nd floor addition along West side
- Incorporate 2-stop elevator into existing floor plan (-35 sf)

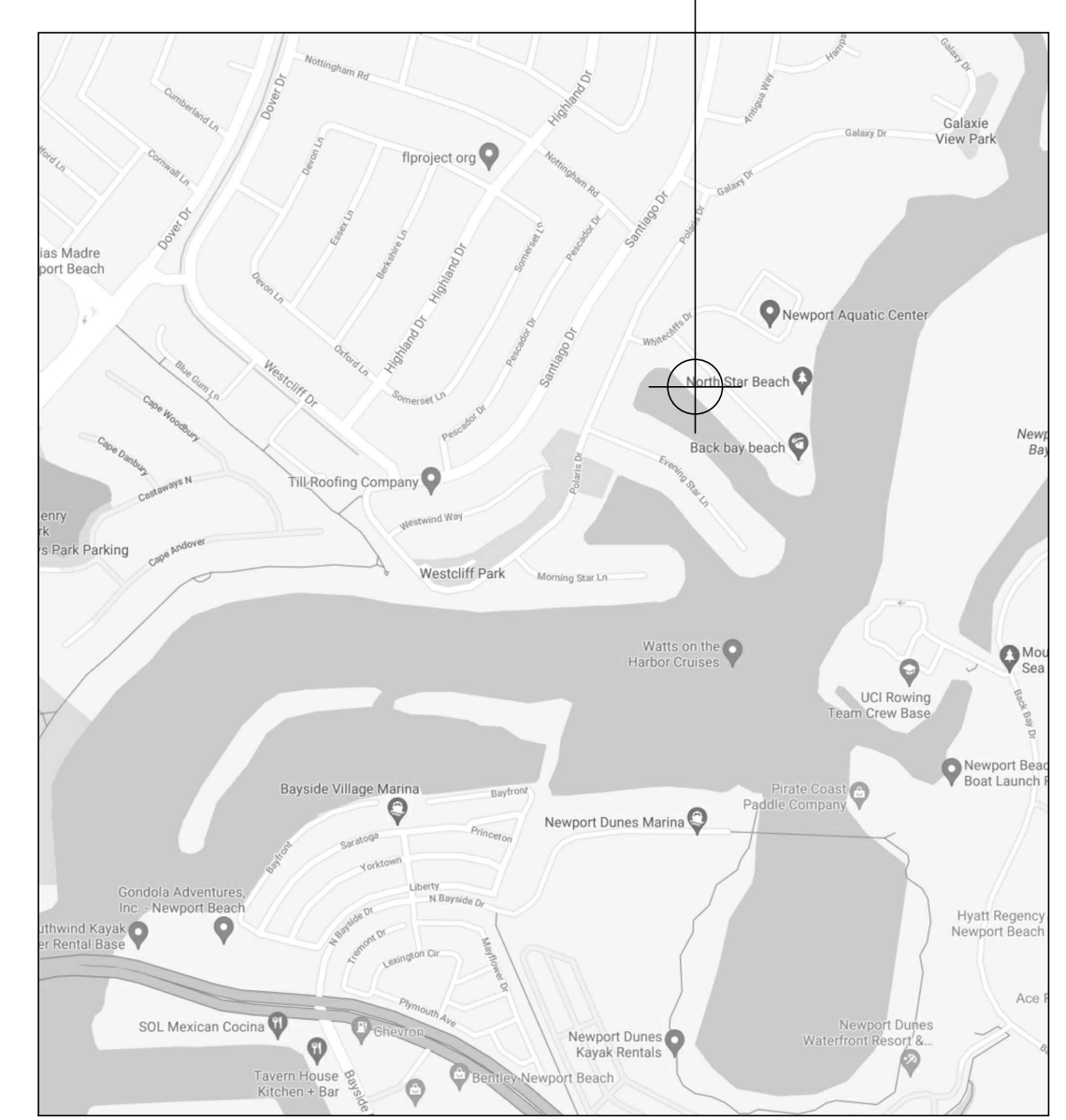
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A-3.2 Exterior Elevations	S3 Framing Plans
A-3.3 Exterior Elevations	SD1 Structural Details
A-3.4 Exterior Elevations	SD2 Structural Details
A-4.0 Building Sections	SD3 Structural Details
A-4.1 Building Sections	SD4 Structural Details
A-4.2 Building Sections	SD5 Structural Details
A-6.0 Elevator Details	SD6 Structural Details
A-7.0 Architectural Details	SN1 Notes & Specifications
	SN2 Notes & Specifications
	SN3 Notes & Specifications
	WSWH4 Structural Details
	HFX2 Structural Details
	HFX3 Structural Details

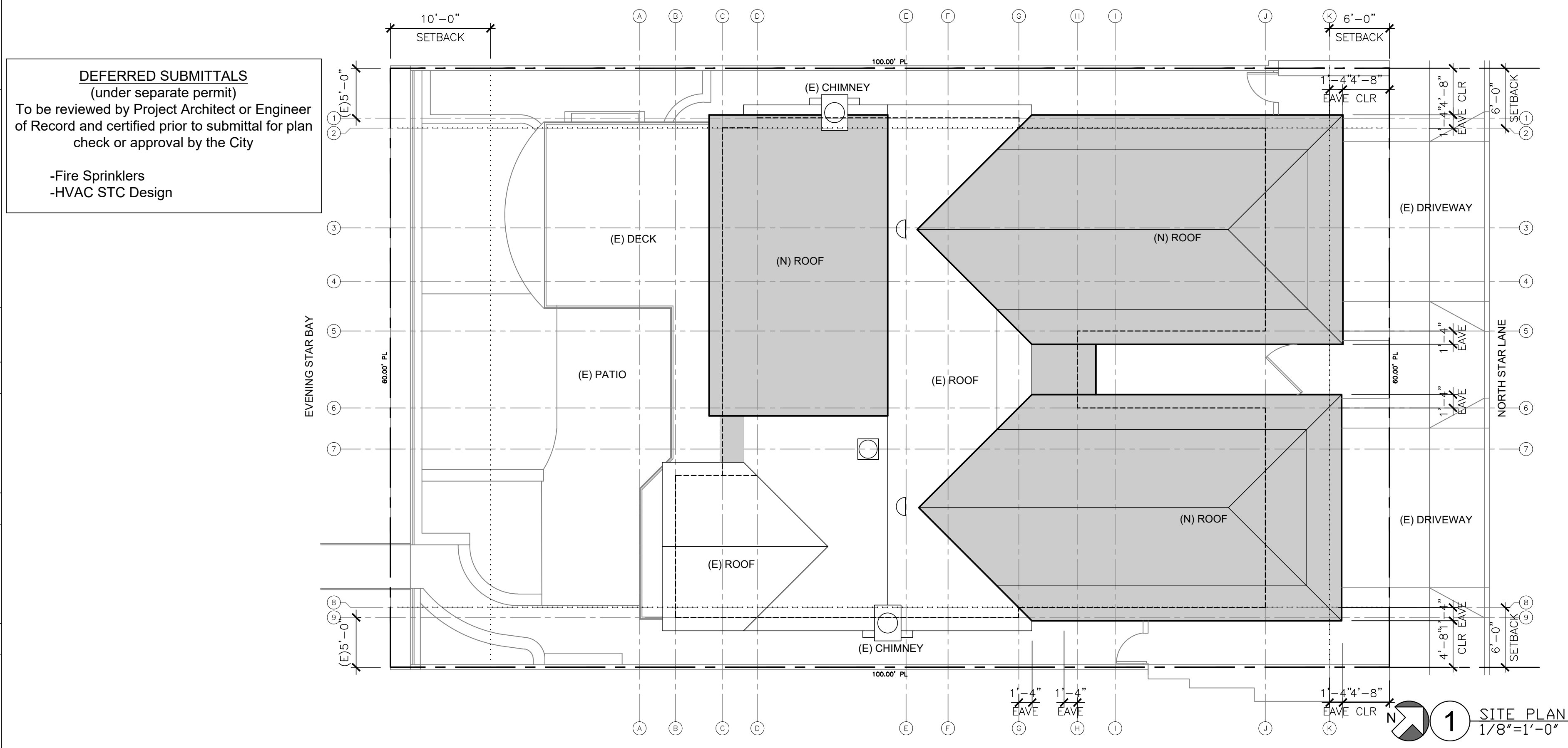
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS:

- 2019 California Building Code (CBC)
- 2019 California Mechanical Code (CMC)
- 2019 California Plumbing Code (CPC)
- 2019 California Electrical Code (CEC)
- 2019 California Residential Code (CRC)
- 2019 California Fire Code (CFC)
- 2019 California Green Building Standards (CGBS)
- 2019 California Energy Standards
- 2019 Newport Beach Municipal Code

Project Site



Vicinity Map:



DEFERRED SUBMITTALS
(under separate permit)
To be reviewed by Project Architect or Engineer of Record and certified prior to submittal for plan check or approval by the City

- Fire Sprinklers
- HVAC STC Design



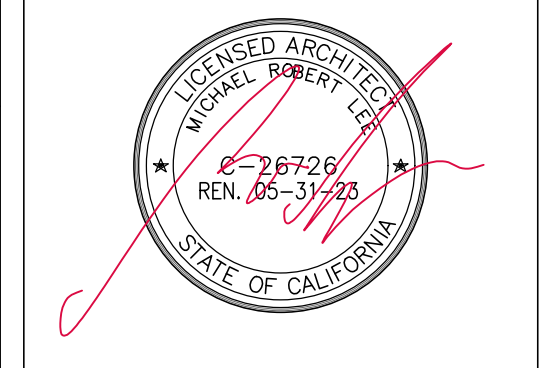
2200 Highland Avenue
Manhattan Beach, CA 90266
t. 310.545.5771
f. 310.545.4330
www.mleearchitects.com

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Gray

Residence
415 North Star Lane
Newport Beach, CA 92660

Professional Seal



Date: 02/07/2023

Revisions	By
P.C.C. 02.07.2023	JPT

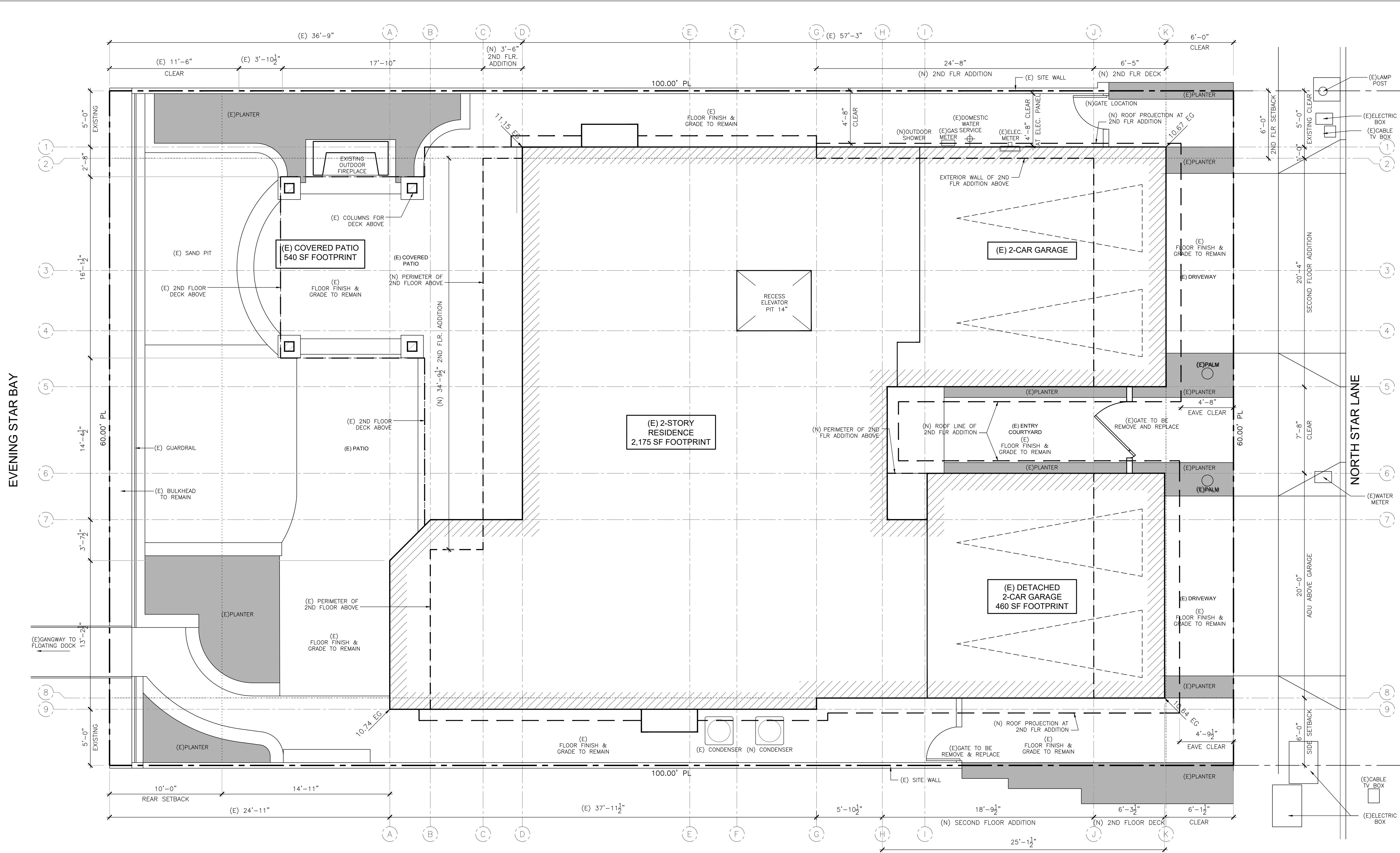
Submittals

Scale: SEE DWG

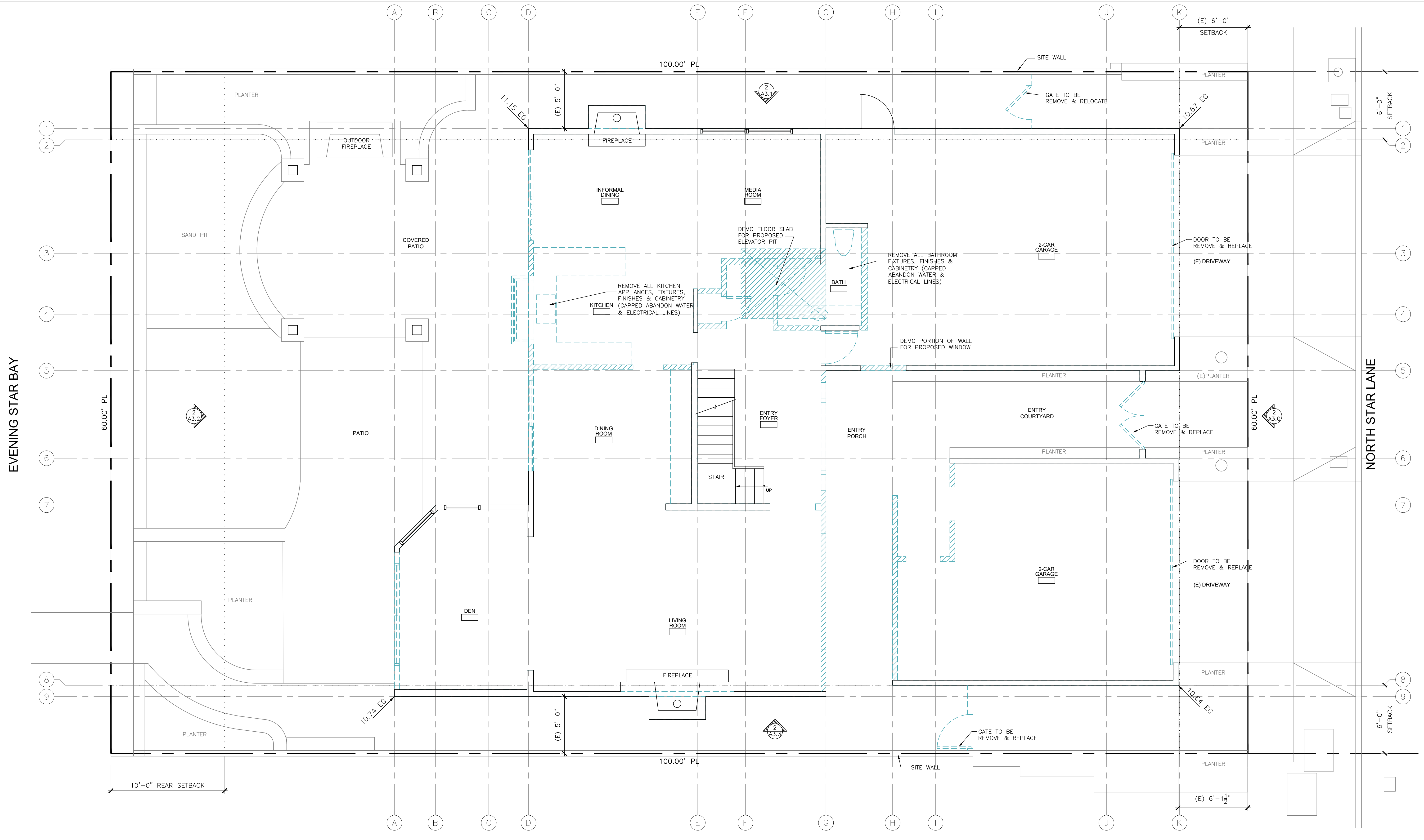
Drawn by: JPT

Cover Sheet

A 1.0



LOT AREA	6,000 SF
BUILDING FOOTPRINT	2,815 SF
COVERED PATIO	495 SF
LOT COVERAGE	3,310 SF (55%)



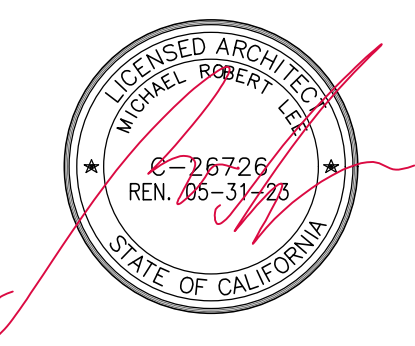
1 FIRST FLOOR DEMO PLAN
 1/4" = 1'-0"

WALL LEGEND:

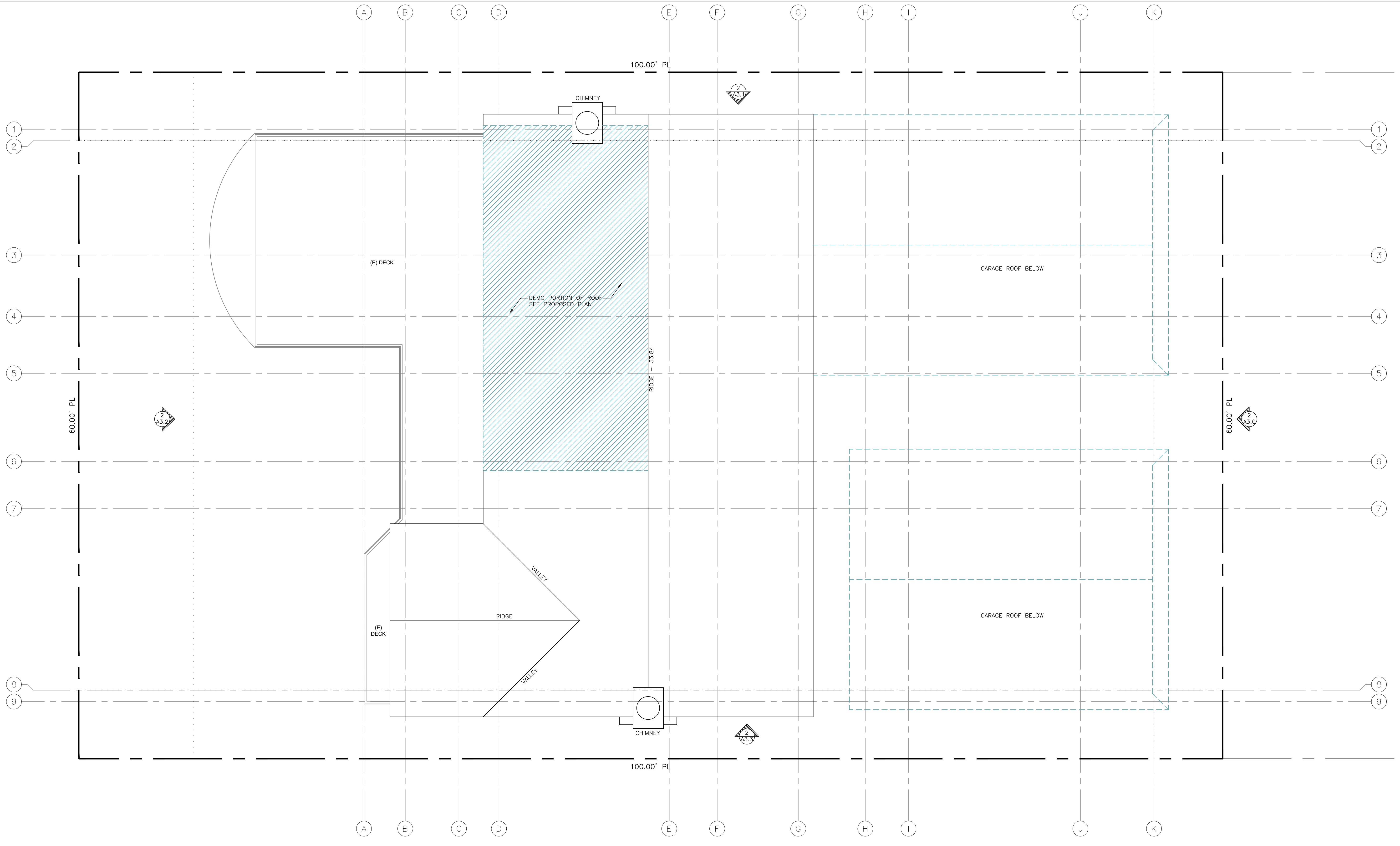
	EXISTING WALL
	NEW STUD WALL
	TO BE DEMOLISHED

EVENING STAR BAY

NORTH STAR LANE



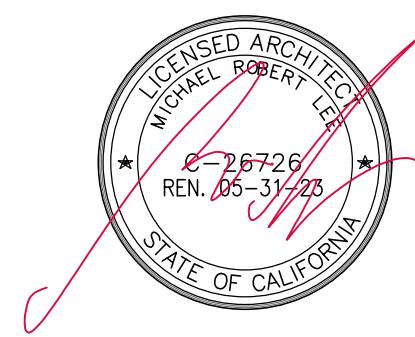
Revisions	By
P.C.C. 02.07.2023	JPT



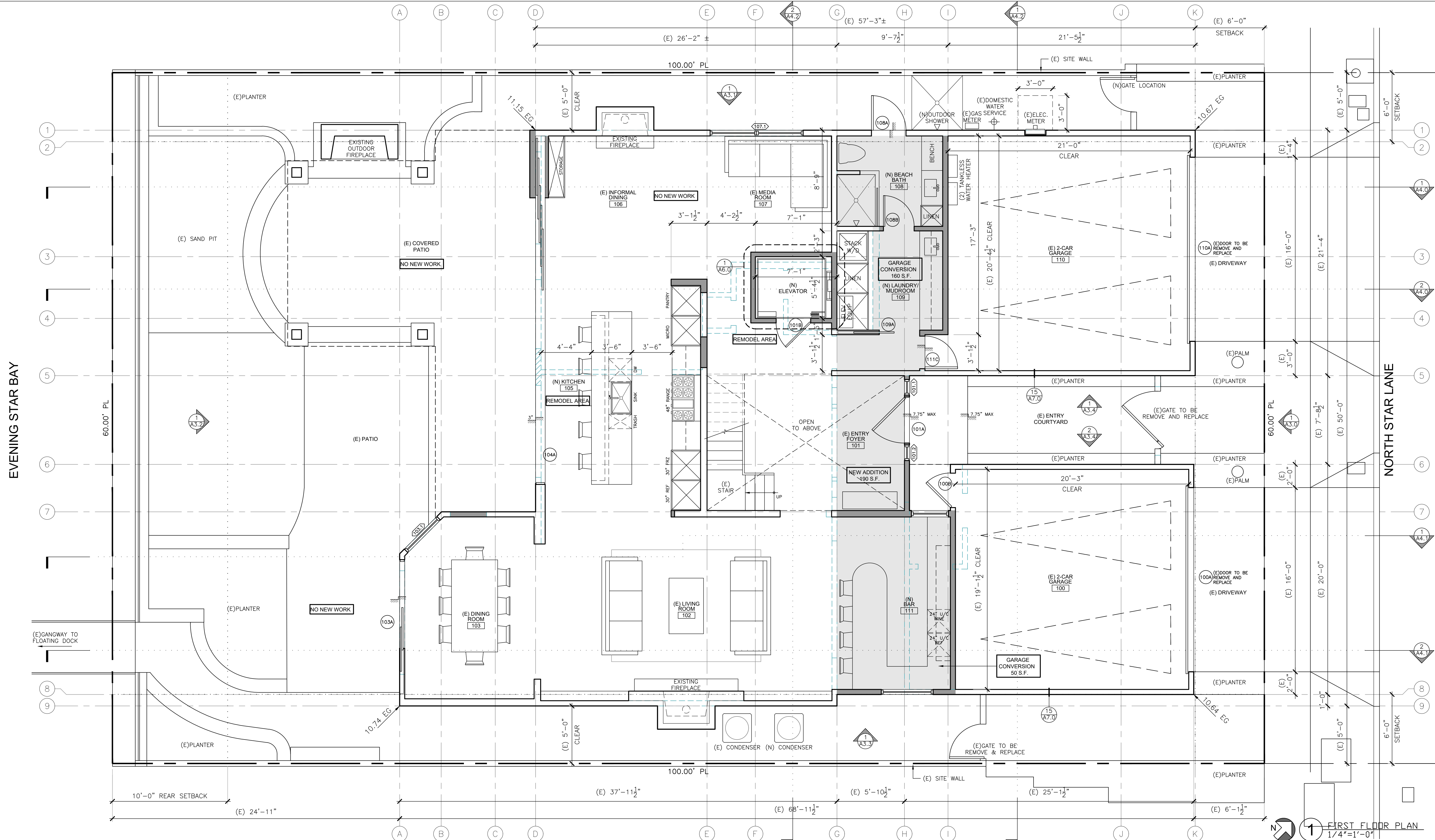
1 ROOF DEMO PLAN
 1/4" = 1'-0"

WALL LEGEND:

	EXISTING WALL
	NEW STUD WALL
	TO BE DEMOLISHED



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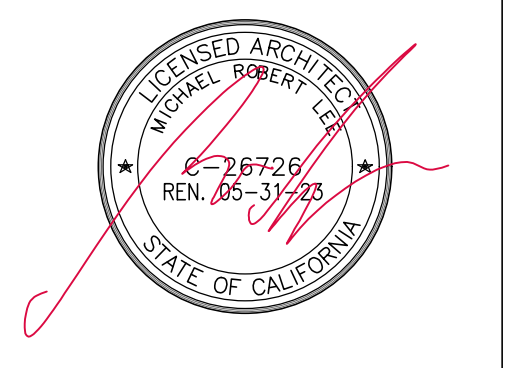


KEYNOTES:	
1	EXISTING TO REMAIN
2	REMOVE & REPLACE ALL (E) BATHROOM FIXTURES, SINKS & FINISHES, TYP.
3	REPLACE (E) TUB WITH (N) SHOWER
4	NOT USED.
5	TEMPERED SHOWER DOOR GLAZING
6	

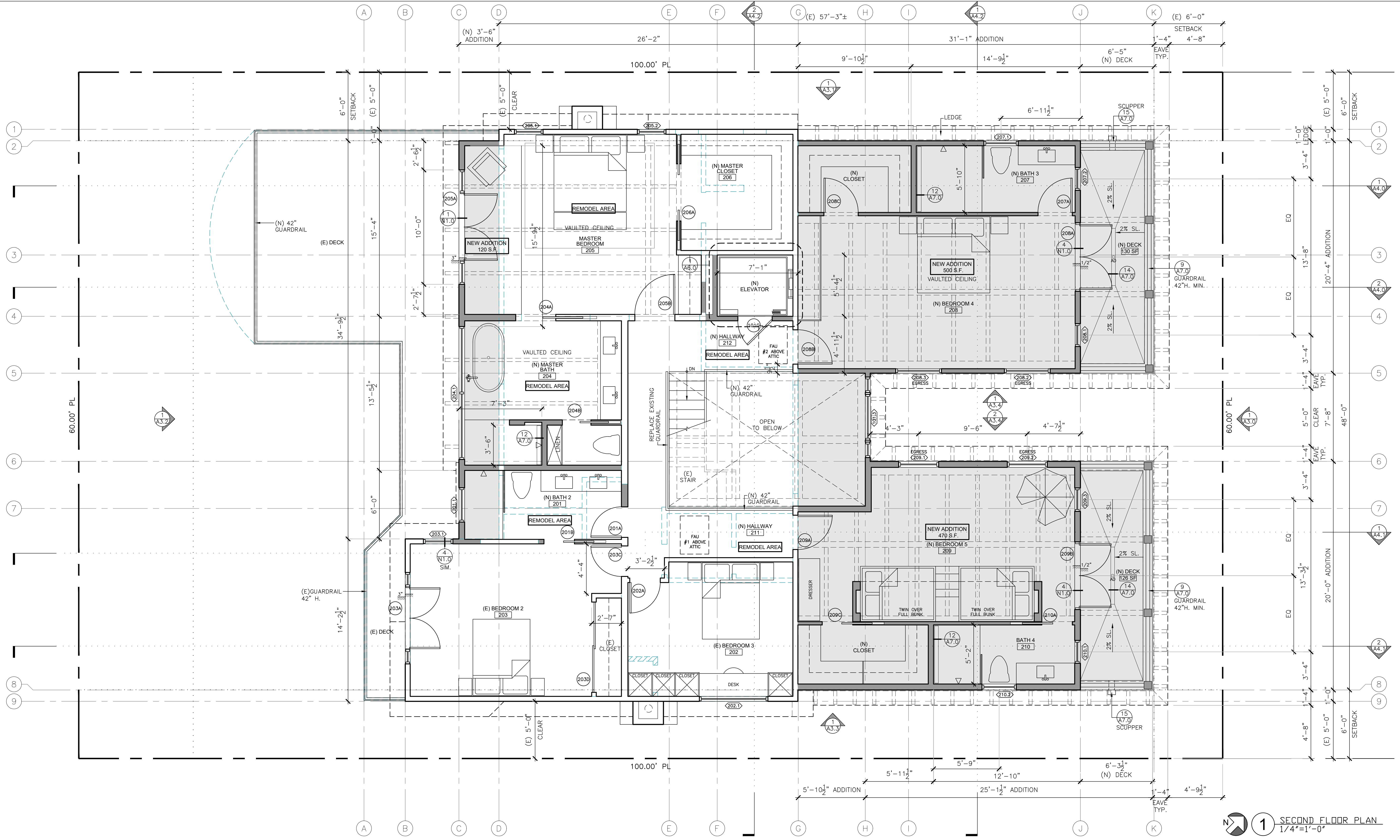
WALL LEGEND:	
	EXISTING WALL
	NEW STUD WALL
	TO BE DEMOLISHED

GENERAL NOTES:

- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.
- THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO 3 YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER JUNE 01, 2019 AS REQUIRED BY NBMC SECTION 15.02.095
- DOMESTIC CLOTHES DRYER DUCT SHALL BE METAL WITH MIN. 4 INCHES IN DIAMETER. THE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (CMC 504.4.2.1).
- EFFICIENCY RATINGS OF HEATING AND COOLING UNITS:
 (N) AC UNIT AT EER 13, SEER 16
 (N) FAU AT 95 AFUE
- GUARDRAILS SHALL MEET THE FOLLOWING:
 - PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE
 - GUARD HEIGHTS SHALL BE A MINIMUM 42"
 - OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF 4" DIAMETER SPHERE
 - THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 6" SPHERE
 - OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF THE STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8" DIAMETER SPHERE



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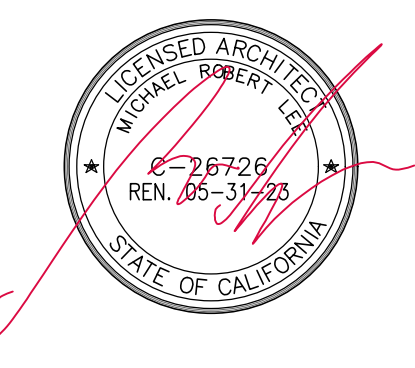


1 SECOND FLOOR PLAN
 1/4"=1'-0"

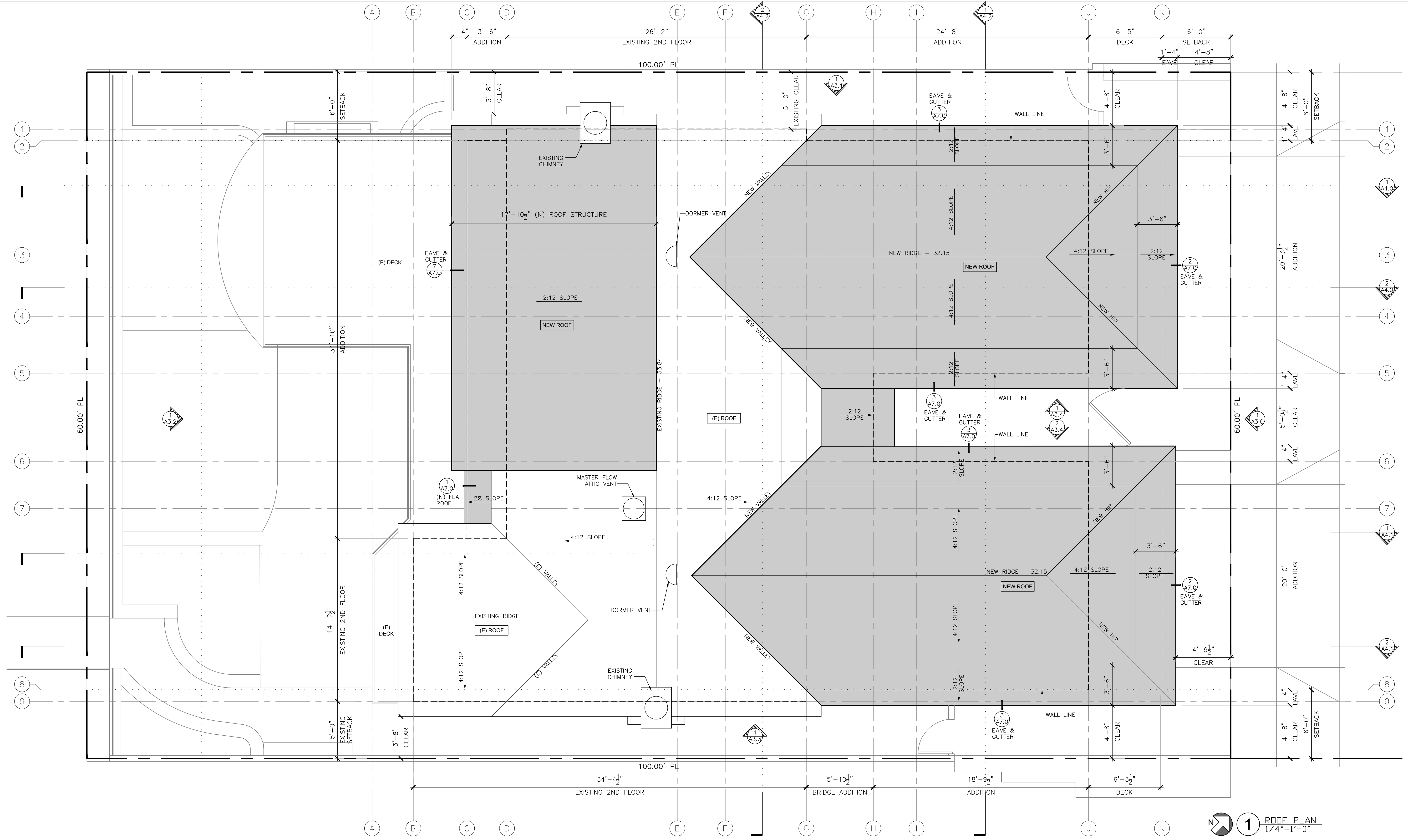
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 - DOMESTIC CLOTHES DRYER DUCT SHALL BE METAL WITH MIN. 4 INCHES IN DIAMETER. THE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. A LENGTH OF 2 FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. (CMC 504.4.2.1).
 - EFFICIENCY RATINGS OF HEATING AND COOLING UNITS:
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 (N) FAU AT 95 AFUE
 - GUARDRAILS SHALL MEET THE FOLLOWING:
 - PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE
 - GUARD HEIGHTS SHALL BE A MINIMUM 42"
 - OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF 4" DIAMETER SPHERE
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 - OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF THE STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8" DIAMETER SPHERE

- KEYNOTES:**
- EXISTING TO REMAIN
 - REMOVE & REPLACE ALL (E) BATHROOM FIXTURES, SINKS & FINISHES, TYP.
 - REPLACE (E) TUB WITH (N) SHOWER
 - NOT USED.
 - TEMPERED SHOWER DOOR GLAZING
 -

- WALL LEGEND:**
- EXISTING WALL
 - NEW STUD WALL
 - TO BE DEMOLISHED



Revisions	By
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GENERAL NOTES:

- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.
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 e. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF THE STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8" DIAMETER SPHERE

ATTIC VENT CALCULATIONS
 CONTRACTOR TO VERIFY IN FIELD

VENTILATION REQUIREMENTS:
 1 S.F. NET OPENING PER EACH 150 S.F. OF ATTIC/CONCEALED SPACE

ATTIC/CONCEALED SPACE AREA: 1,523 S.F.
 REQUIRED: 10.15 S.F. (=1,523 S.F./150 S.F.)

GAF "MASTER FLOW" ERV4 LOW PROFILE POWERED ROOF MOUNT EXHAUST FAN USE MIN. (1) AS REQUIRED

MAX. ATTIC SIZE SERVICED: 1,600 S.F.
 UL 507 TESTED/APPROVED, CSA RATED

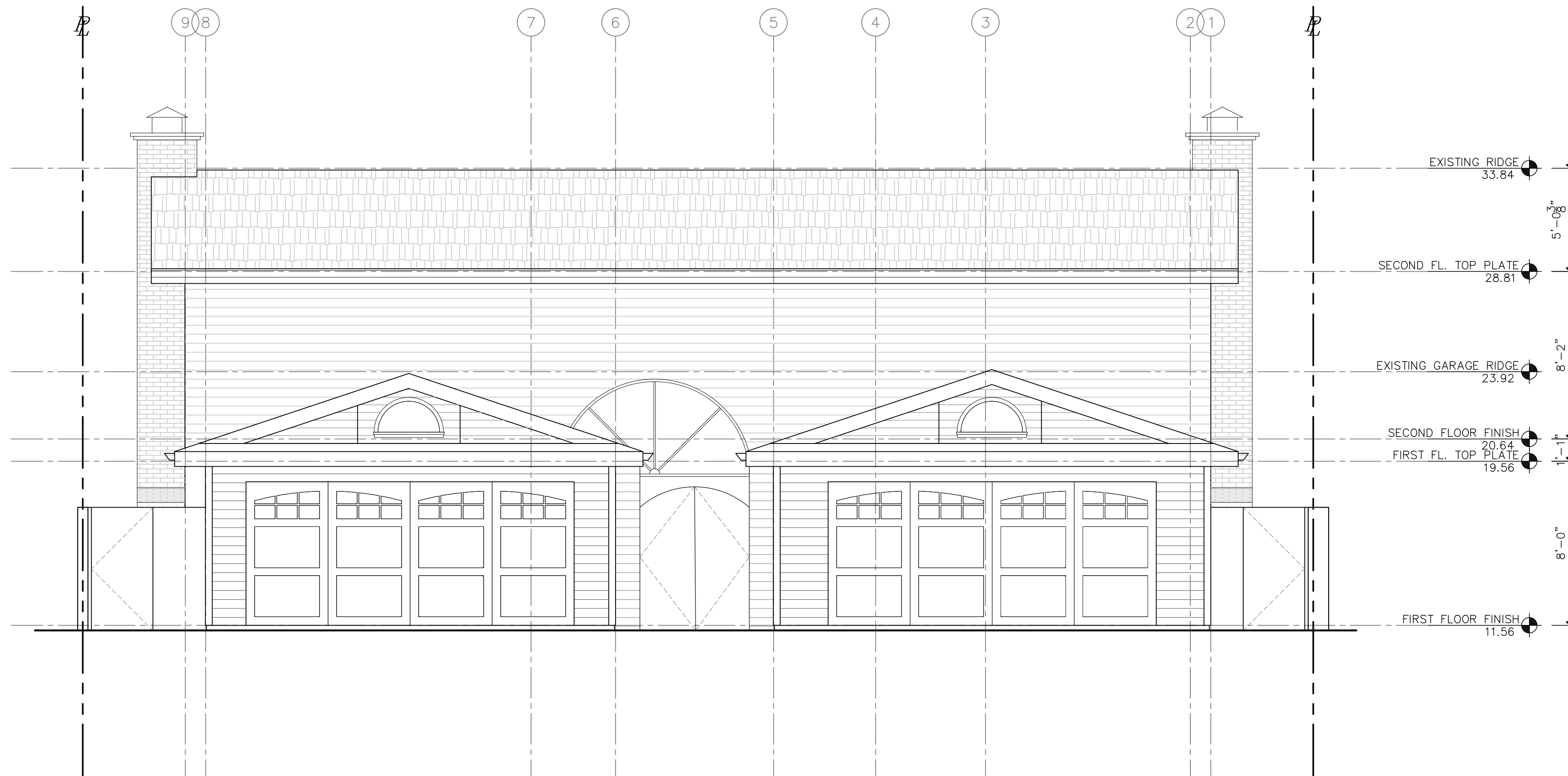
180 LINEAR FEET OF 2" SOFFIT VENT AT EAVE (360 SQ. IN. = 2.5 SF)

ATTIC VENTILATION NOTES:

- OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE ATTIC SPACE
- THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE ATTIC AREA
- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16" MINIMUM AND 1/4" MAXIMUM OPENING
- 50% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS
- WHERE THE RATIO OF 1/300 IS USED TO VENT ATTICS, NOT LESS THAN 40% BUT NOT MORE THAN 50% OF THE VENTS SHALL BE LOCATED NOT MORE THAN 3' BELOW THE RIDGE

ROOFING MATERIAL:
 TIMBERLINE COOL ROOF SERIES SHINGLES (CLASS 'A'), CHARCOAL/GREY COLOR. FIBER TECH COMPONENT—INCORPORATES FIBERS THAT ARE NON-COMBUSTIBLE, PROVIDING A UL CLASS 'A' RATING—FIBERGLASS ASPHALT CONSTRUCTION (ENERGY STAR).
 LISTED CLASS A FIRE RATING—UL 790, ICC ESR-1475, ESR-3267

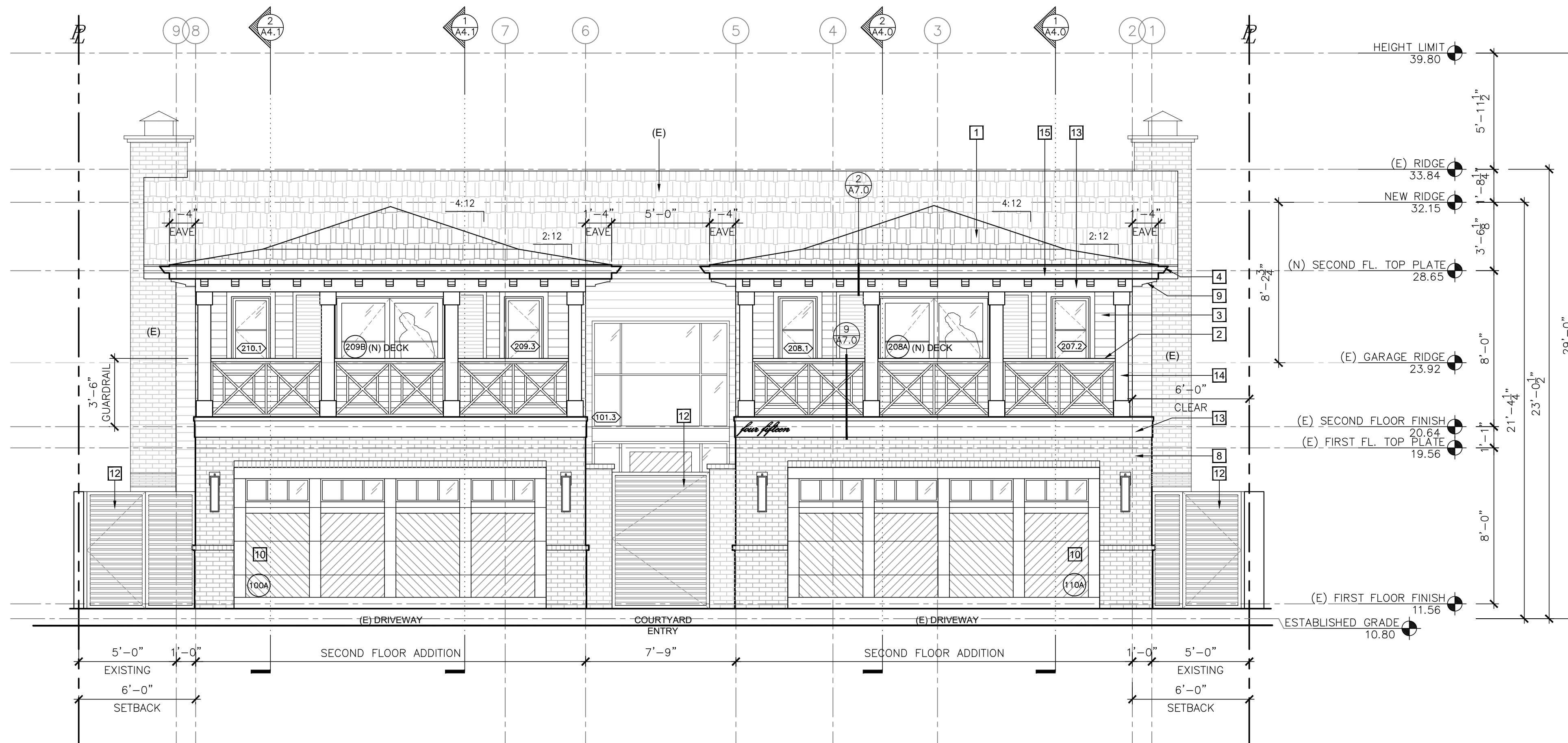
1 ROOF PLAN
 1/4" = 1'-0"



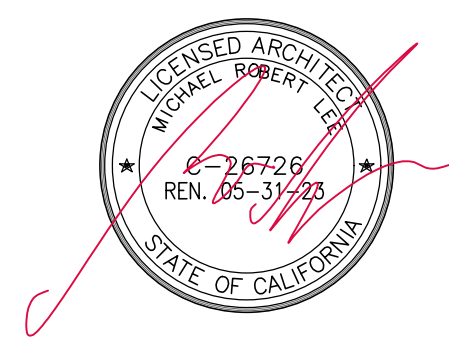
2 EAST ELEVATION EXISTING
1/4"=1'-0"

KEY NOTES LEGEND:

1	(N) PITCH BREAK ROOF W/ ASPHALT SHINGLES
2	(N) 42" GUARDRAIL
3	(N) PAINT GRADE WOOD SIDING (TO MATCH EXISTING)
4	(N) SURFACE MOUNTED GUTTER (TO MATCH EXISTING)
5	(N) DOORS & WINDOWS (TO MATCH EXISTING)
6	(E) PAINTED STUCCO
7	(E) PAINTED WOOD SIDING
8	(N) PAINTED BRICK VENEER (TO MATCH EXISTING)
9	(N) PAINTED RAFTER TAILS
10	(N) GARAGE DOOR (REMOVE AND REPLACE)
11	(E) PAINTED BRICK
12	(N) WOOD GATE (REMOVE AND REPLACE)
13	(N) PAINTED PTD. WOOD BAND TRIM
14	(N) PAINTED PTD. WOOD POST WRAP
15	(N) PAINTED PTD. WOOD FASCIA
16	(N) PAINT GRADE WOOD PANELING
17	(N) OVERFLOW SCUPPER
18	
19	
20	

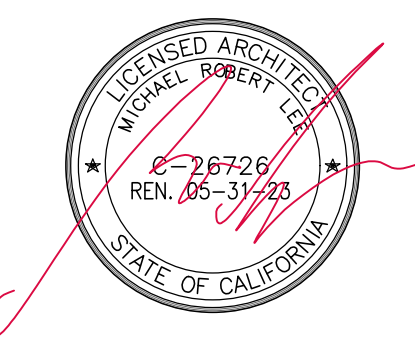


1 EAST ELEVATION PROPOSED
1/4"=1'-0"



Revisions	By
P.C.C. 02.07.2023	JPT

Submittals



Revisions	By
P.C.C. 02.07.2023	JPT

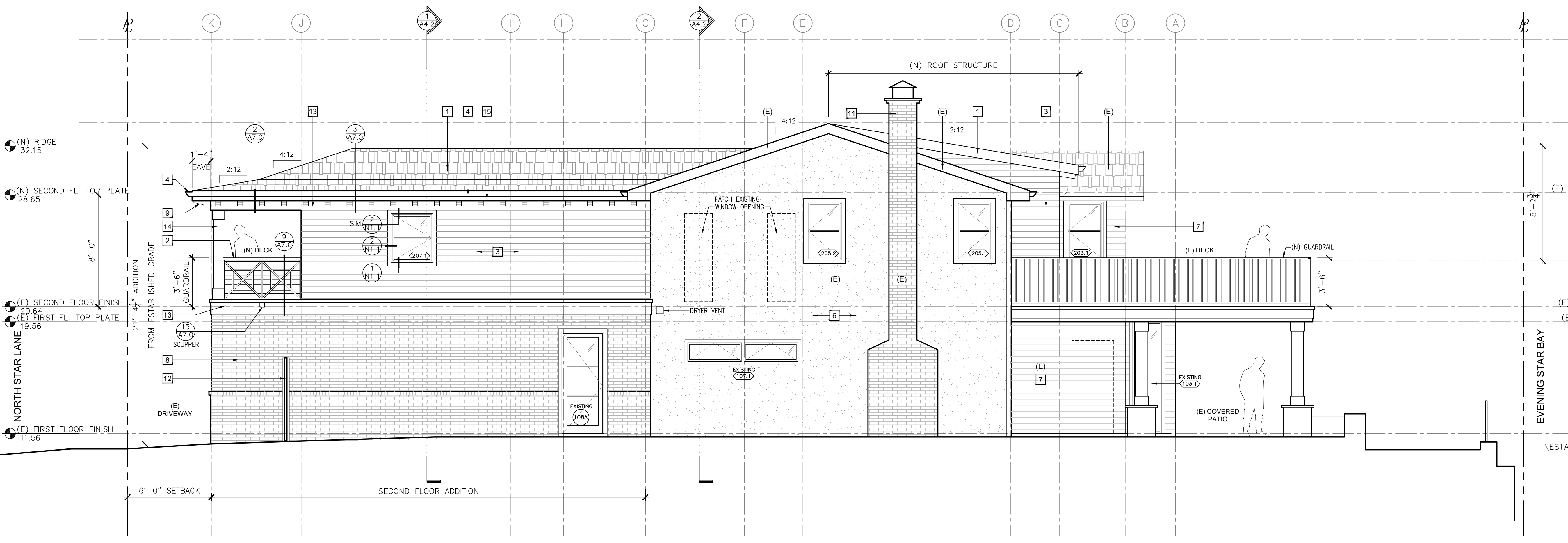
Submittal	Date	By



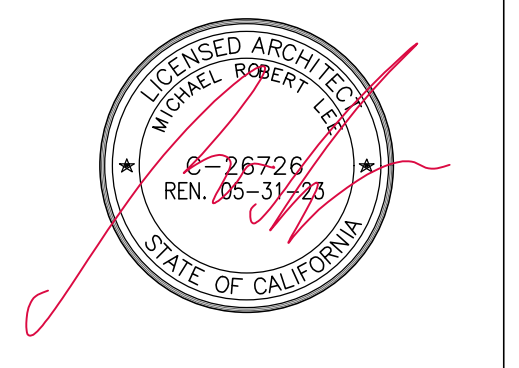
2 NORTH ELEVATION EXISTING
 1/4" = 1'-0"

KEY NOTES LEGEND:

1	(N) PITCH BREAK ROOF W/ ASPHALT SHINGLES
2	(N) 42" GUARDRAIL
3	(N) PAINT GRADE WOOD SIDING (TO MATCH EXISTING)
4	(N) SURFACE MOUNTED GUTTER (TO MATCH EXISTING)
5	(N) DOORS & WINDOWS (TO MATCH EXISTING)
6	(E) PAINTED STUCCO
7	(E) PAINTED WOOD SIDING
8	(N) PAINTED BRICK VENEER (TO MATCH EXISTING)
9	(N) PAINTED RAFTER TAILS
10	(N) GARAGE DOOR (REMOVE AND REPLACE)
11	(E) PAINTED BRICK
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13	(N) PAINTED PTD. WOOD BAND TRIM
14	(N) PAINTED PTD. WOOD POST WRAP
15	(N) PAINTED PTD. WOOD FASCIA
16	(N) PAINT GRADE WOOD PANELING
17	(N) OVERFLOW SCUPPER
18	
19	
20	



1 NORTH ELEVATION PROPOSED
 1/4" = 1'-0"

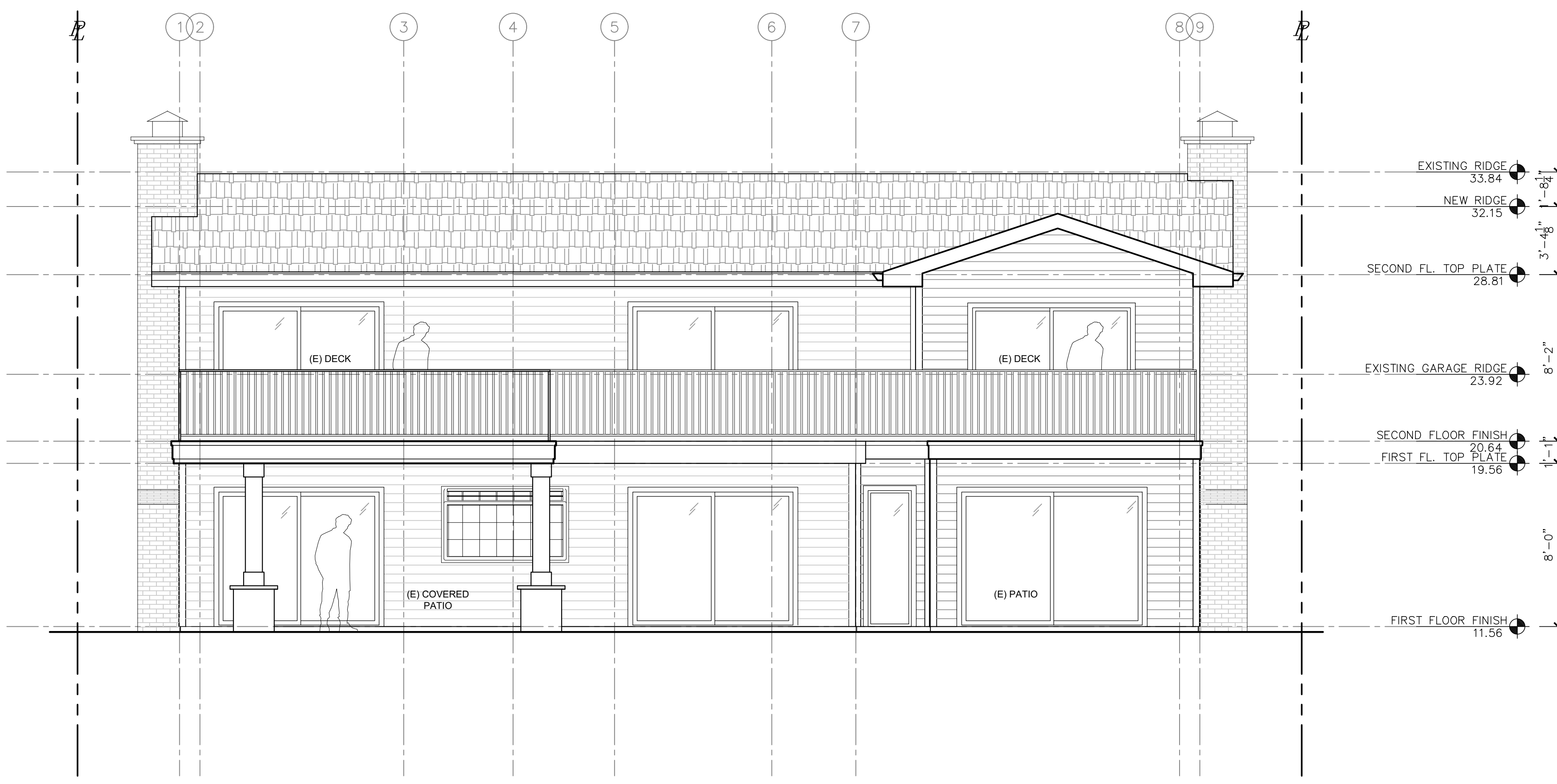


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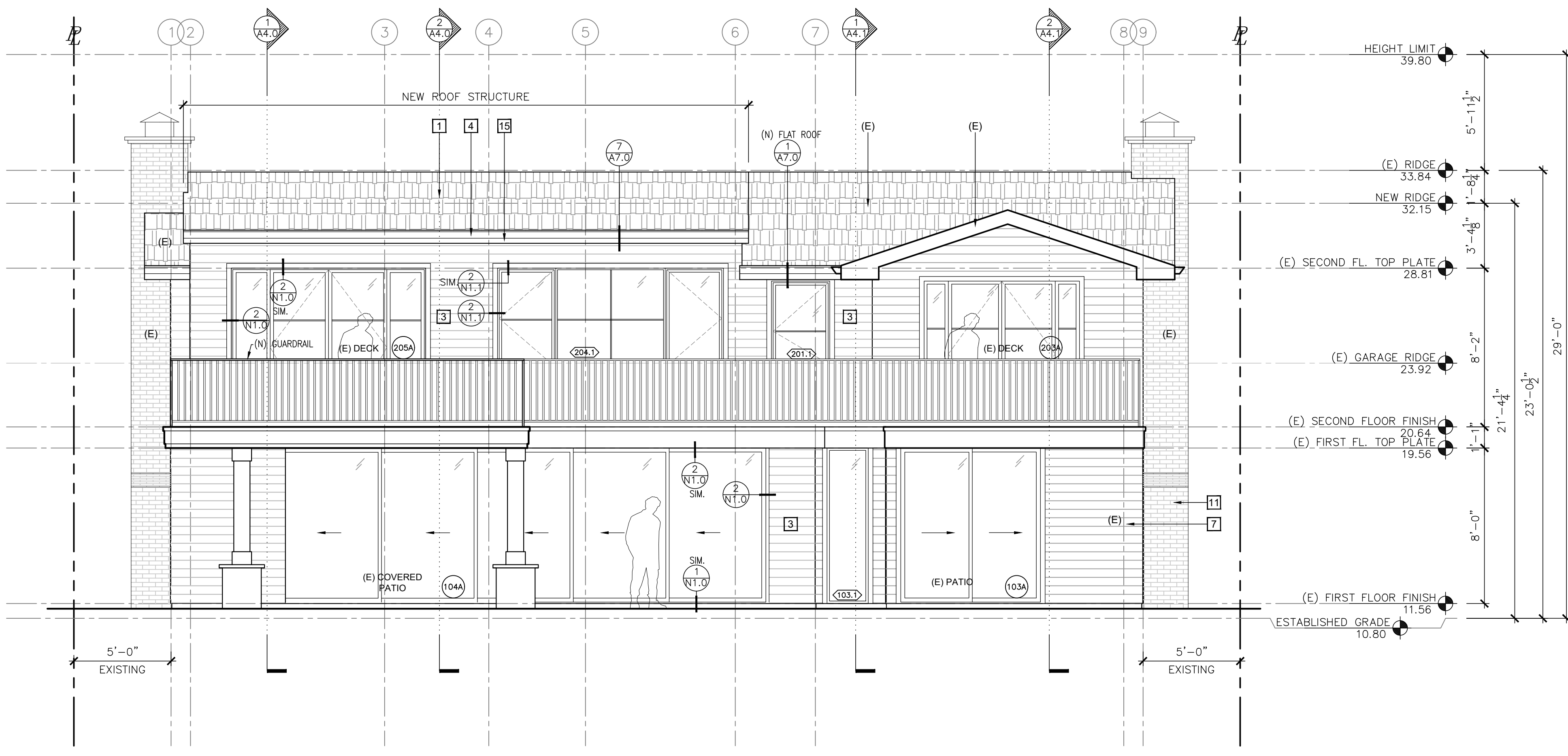
Item	Description	Date

KEY NOTES LEGEND:

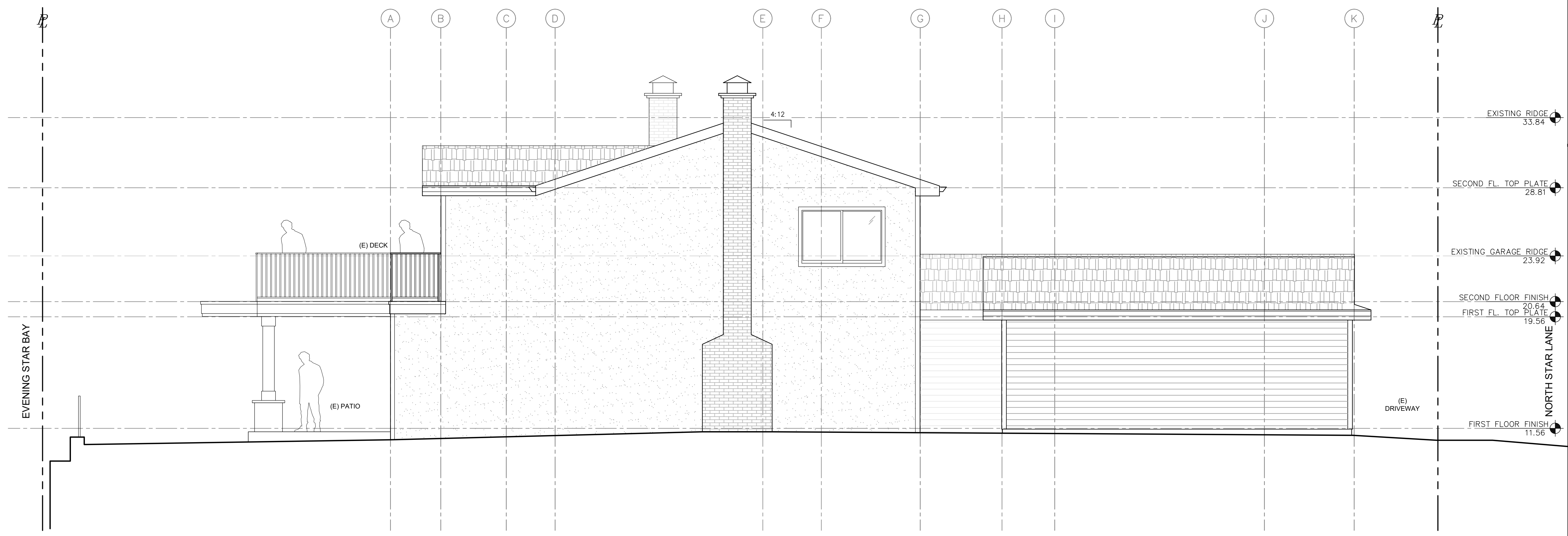
1	(N) PITCH BREAK ROOF W/ ASPHALT SHINGLES
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15	(N) PAINTED PTD. WOOD FASCIA
16	(N) PAINT GRADE WOOD PANELING
17	(N) OVERFLOW SCUPPER
18	
19	
20	



2 WEST ELEVATION EXISTING
 1/4"=1'-0"



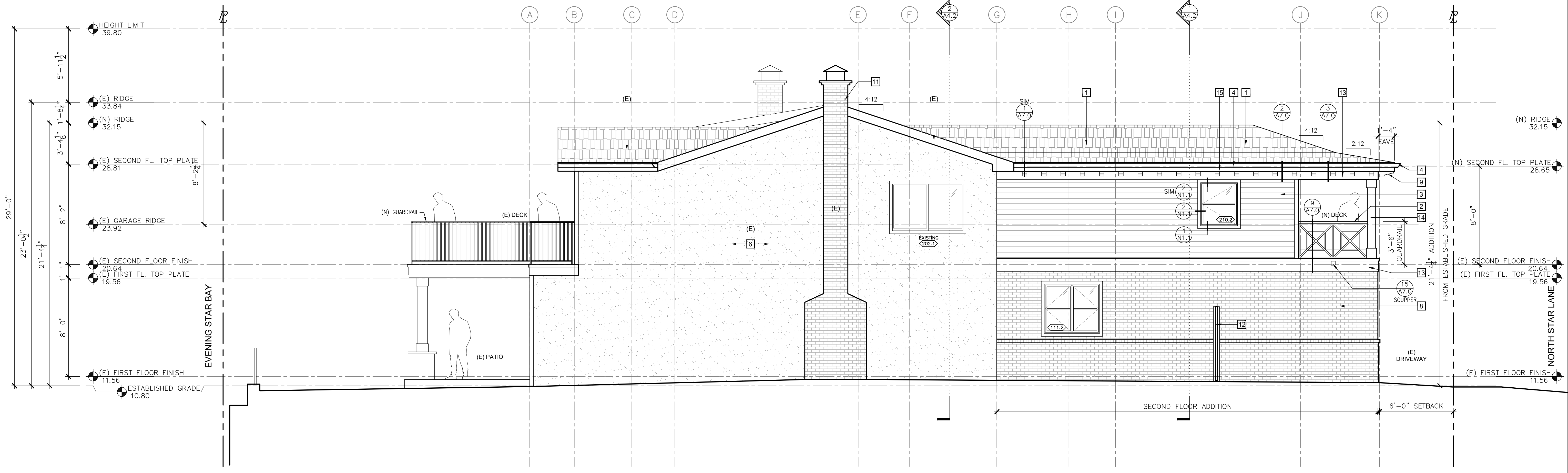
1 WEST ELEVATION PROPOSED
 1/4"=1'-0"



2 SOUTH ELEVATION EXISTING
 1/4"=1'-0"

KEY NOTES LEGEND:

1	(N) PITCH BREAK ROOF W/ ASPHALT SHINGLES
2	(N) 42" GUARDRAIL
3	(N) PAINT GRADE WOOD SIDING (TO MATCH EXISTING)
4	(N) SURFACE MOUNTED GUTTER (TO MATCH EXISTING)
5	(N) DOORS & WINDOWS (TO MATCH EXISTING)
6	(E) PAINTED STUCCO
7	(E) PAINTED WOOD SIDING
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14	(N) PAINTED PTD. WOOD POST WRAP
15	(N) PAINTED PTD. WOOD FASCIA
16	(N) PAINT GRADE WOOD PANELING
17	(N) OVERFLOW SCUPPER
18	
19	
20	



1 SOUTH ELEVATION PROPOSED
 1/4"=1'-0"

