



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

3300 Newport Boulevard, Building C, Newport Beach, CA 92663

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www.newportbeachca.gov

CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

March 14, 2013

Agenda Item # 1

SUBJECT: 121 34TH STREET CONDOMINIUM CONVERSION - (PA2012-155)

- Condominium Conversion No. CC2012-004
- Parcel Map No. NP2012-009
- County Tentative Parcel Map No. 2012-118

APPLICANT: Christopher Hall (Trustee of Kevin G. Hall Revocable Trust)

PLANNER: Jason Van Patten, Planning Technician
(949) 644-3234, jvanpatten@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Unit Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A condominium conversion in conjunction with a tentative parcel map application for two-unit condominium purposes. The existing duplex was constructed in 1975 and remodeled in 2011 to condominium standards, with the Building permit finalized on February 29, 2012. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. __ approving Condominium Conversion No. CC2012-004 and Parcel Map No. NP2012-009 (Attachment No. ZA 1).

DISCUSSION

- The existing 2,821-square-foot duplex was remodeled in 2011 to condominium standards with separate utility connections for each unit.

- One garage parking space and one tandem carport parking space are provided for each dwelling unit, which satisfies the off-street parking requirements of Chapter 20.40 (Off-Street Parking) of the Municipal Code.
- A tentative parcel map for two-unit condominium purposes has been submitted in conjunction with the condominium conversion application for the purpose of creating two separate ownership units.

ENVIRONMENTAL REVIEW

The project has been reviewed, and qualifies for a Class 1 (Existing Facilities) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). The Class 1 exemption involves negligible or no expansion of an existing use. This classification includes the division of existing multiple-family or single-family residences into common-interest ownership, and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners 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 ten (10) days prior to the decision date, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD

An appeal 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 of time is specified by the Municipal Code. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Jason Van Patten
Planning Technician

JG/jvp

- Attachments:
- ZA 1 Draft Resolution
 - ZA 2 Vicinity Map
 - ZA 3 Site Plan, Floor Plans, and Elevations
 - ZA 4 Parcel Map No. NP2012-009
County Tentative Parcel Map No. 2012-118

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NUMBER CC2012-004 AND TENTATIVE PARCEL MAP NUMBER NP2012-009 FOR A TWO-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 121 34TH STREET (PA2012-155)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Christopher Hall, Trustee of Kevin G. Hall Revocable Trust, with respect to property located at 121 34th Street, and legally described as Parcel 1 in the City of Newport Beach, County of Orange, State of California, as per Map filed in Book 67, Page 45 of Parcel Maps, in the office of the County Recorder of said county.
2. The applicant requests a condominium conversion in conjunction with a tentative parcel map to convert an existing duplex that was remodeled to condominium standards in 2011, to a two-unit condominium project.
3. The subject property is located within the R-2 (Two-Unit Residential) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-E (Two-Unit Residential).
5. A public hearing was held on March 14, 2013, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. The project has been reviewed, and qualifies for a Class 1 (Existing Facilities) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act).
2. The Class 1 exemption involves negligible or no expansion of an existing use. This classification includes the division of existing multiple-family or single-family residences into common-interest ownership, and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

3. The proposed project involves the conversion of an existing duplex into a two-unit condominium development.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Conversion of Rental Units to Ownership) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of Chapter 20.40 (Off-Street Parking), in effect at the time of approval of the conversion.*

Facts in Support of Finding:

- A-1. The existing duplex consists of 2,821 square feet, and contains two, single-car garages with two covered carports.
- A-2. The four spaces provided meet the code requirement (two per unit) specified in Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding:

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

Facts in Support of Finding:

- B-1. The existing duplex was remodeled with two separate sewer connections to the City sewer.
- B-2. A special inspection completed by the Building Division on January 28, 2013, confirmed that each unit is served by its own sewer and piping.

Finding:

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

Facts in Support of Finding:

- C-1. The existing duplex was remodeled with two separate sewer cleanouts located at the property line.

C-2. A special inspection completed by the Building Division on January 28, 2013, confirmed that each unit has an approved cleanout installed at the property line.

Finding:

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

Facts in Support of Finding:

D-1. The existing duplex was remodeled with two separate water meters and water meter connections.

D-2. A special inspection completed by the Building Division on January 28, 2013, confirmed that each unit is served by its own water meter and piping.

Finding:

E. *The electrical service connection shall comply with the requirements of Chapter 15.32 of the NBMC.*

Facts in Support of Finding:

E-1. The existing duplex was remodeled with an electrical service connection that was at such time, determined to be in compliance with the requirements of Chapter 15.32.

Finding:

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

Facts in Support of Finding:

F-1. A special inspection was completed by the Building Division on January 28, 2013, and one safety violation was identified.

Finding:

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

Facts in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

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

Finding:

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

Facts in Support of Finding:

- I-1. The application of project conditions will ensure the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and the City.
- I-2. The proposed project to convert an existing duplex into two condominiums is located on a property site within the R-2 Zoning District which allows for two-units.
- I-3. Public improvements are required of the applicant per the Municipal Code and Subdivision Map Act.

Tentative Parcel map

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

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:

- A-1. The proposed parcel map is for two-unit condominium purposes. The existing duplex was remodeled in 2011 to condominium standards. The residential density on the site (two-units) will remain the same. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the "Two-Unit Residential" General Plan Land Use designation.
- A-2 The proposed parcel map does not apply to any specific plan area.

Finding:

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

Facts in Support of Finding:

- B-1. The lot is physically suitable for two-unit development because it is regular in shape and has a slope of less than 20 percent.

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:

- C-1. This project has been reviewed, and it has been determined that it qualifies for a Class 1 categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). The Class 1 (Existing Facilities) exemption involves negligible or no expansion of an existing use. This classification includes the division of existing multiple-family or single-family residences into common-interest ownership, and subdivision of existing commercial or industrial buildings.

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:

- D-1. The proposed parcel map is for residential condominium purposes. Construction 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 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

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 for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Facts in Support of Finding:

- E-1. The design of the development will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed development, because there are no public easements located on the property.

Finding:

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

Facts in Support of Finding:

- F-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.
- F-2. The site developed for residential use lies in a residentially zoned area.

Finding:

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

Facts in Support of Finding:

- G-1. The property is not a “land project” as defined in Section 11000.5 of the California Business and Professions Code because the existing subdivision does not contain 50 or more parcels.
- G-2. The project is not located within a specific plan area.

Finding:

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

Facts in Support of Finding:

- H-1. The proposed parcel map and 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. The existing duplex was constructed in compliance with Title 24.

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.*

Facts in Support of Finding:

- I-1. The proposed parcel map 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. The residential density on the site will remain the same, which allows two units in the R-2 Zoning District. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.

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.*

Facts in Support of Finding:

- J-1. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.

Finding:

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

Facts in Support of Finding:

- K-1. The proposed parcel map is for two-unit condominium purposes. The proposed subdivision and improvements are consistent with the Coastal Land Use Plan designation RT-E (Two-Unit Residential).
- K-2. The subject property conforms with public access policies of Chapter Three of the Coastal Act because the new development maintains public access from the nearest public roadway to the shoreline and along the coast.
- K-3. Recreation policies contained within Chapter Three of the Coastal Act are not applicable to the subject property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Condominium Conversion No. CC2012-004 and Tentative Parcel Map No. NP2012-009 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 fourteen 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 14th DAY OF MARCH, 2013.

By:

Brenda Wisneski, AICP, Zoning Administrator

DRAFT

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD88). 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.**
2. 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 construction project.
3. As per California Fire Code Section 903.2.8, an automatic sprinkler system shall be installed throughout all new buildings in a Group R occupancy. Each unit will require separate utilities for the fire sprinklers.
4. Smoke alarms shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of bedrooms, and on every level of a dwelling unit including basements.
5. All improvements shall be constructed as required by Ordinance and the Public Works Department.
6. The applicant shall reconstruct the existing broken and/or otherwise damaged concrete curb, gutter, sidewalk and alley panels along the 34th Street frontage. Limits of reconstruction are at the discretion of the Public Works inspector.
7. Additional public works improvements, including street and alley reconstruction work may be required at the discretion of the Public Works Inspector.
8. All existing overhead utility connections shall be placed underground.
9. All private, non-standard improvements within the 34th Street or alley public right-of-way shall be removed.
10. All above ground improvements shall stay clear of the alley setback.
11. Each dwelling unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade

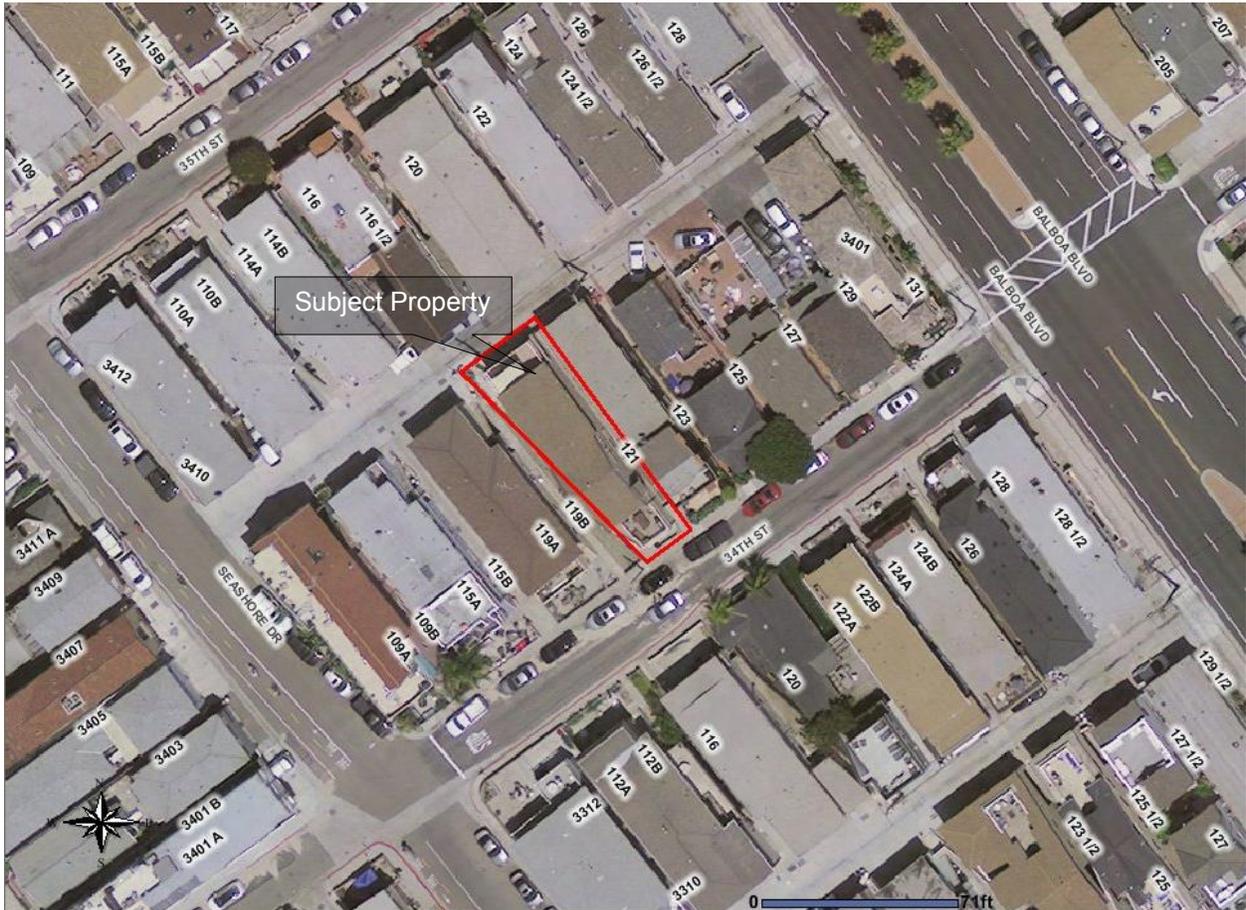
- box and cover. Water meters and sewer cleanouts shall be located within the public right-of-way.
12. Each unit shall be served with individual gas and electrical service connection and shall maintain separate utility meters.
 13. Two-car parking, including one enclosed garage space, shall be maintained on site for each dwelling unit per requirements of the Zoning Code.
 14. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than 4 inches in height with a 1-inch- wide stroke.
 15. An approved encroachment permit is required for all work activities within the public right-of-way.
 16. A Public Works Department encroachment permit inspection is required before the Building Division permit final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site are damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100 percent paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.
 17. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
 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.
 19. All on-site drainage shall comply with the latest City Water Quality requirements.
 20. Prior to the recordation of the parcel map, the applicant shall apply for a building permit for description change of the subject project development from "duplex" to "condominium." **The development will not be condominiums until this permit is finalized.** The building permit for the new construction shall not be finalized until after recordation of the parcel map.
 21. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.

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22. This approval was based on the particulars of the individual case and does not in and of itself or in combination with other approvals in the vicinity or Citywide constitute a precedent for future approvals or decisions.
 23. Prior to the recordation of the parcel map, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
 24. 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 121 34th Street Condominium Conversion and Parcel map including, but not limited to, Condominium Conversion No. CC2012-004 and Parcel map No. NP2012-009 (PA2012-155). 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.
 25. The parcel map shall expire if the map has not been recorded within 24 months of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Condominium Conversion No. CC2012-004
Parcel Map No. NP2012-009
PA2012-155

121 34th Street

Attachment No. ZA 3

Site Plan, Floor Plans, and Elevations

15.04.370 Amendment to Section 1709.1.
Section 1709.1 is amended to read as follows:

SECTION 1709.1 General. Where required by the provisions of Section 1709.2 or 1709.3, the owner shall employ the registered design professional in responsible charge for the structural design, or another registered design professional designated by the registered design professional in responsible charge for the structural design, to perform structural observations as defined in Section 1702.

At the conclusion of each significant construction stage, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

(Ord. 2007-19 ? 3 (part), 2007)

15.04.380 Amendment to Section 1709.2.
Section 1709.2 is amended to read as follows:

SECTION 1709.2 Structural observations for seismic resistance. Structural observations shall be provided for those structures included in Seismic Design Category D, E or F, as determined in Section 1613, where one or more of the following conditions exist:

1. The structure is classified as occupancy category III or IV in accordance with Section 1604.5.
2. The height of the structure is greater than 75 feet (22,860 mm) above the base.
3. The structure is classified as occupancy category I or II in accordance with Section 1604.5, is greater than two stories in height, and a lateral design is required for the structure or portion thereof.
4. When so designated by the registered design professional in responsible charge of the design.
5. When such observation is specifically required by the building official.

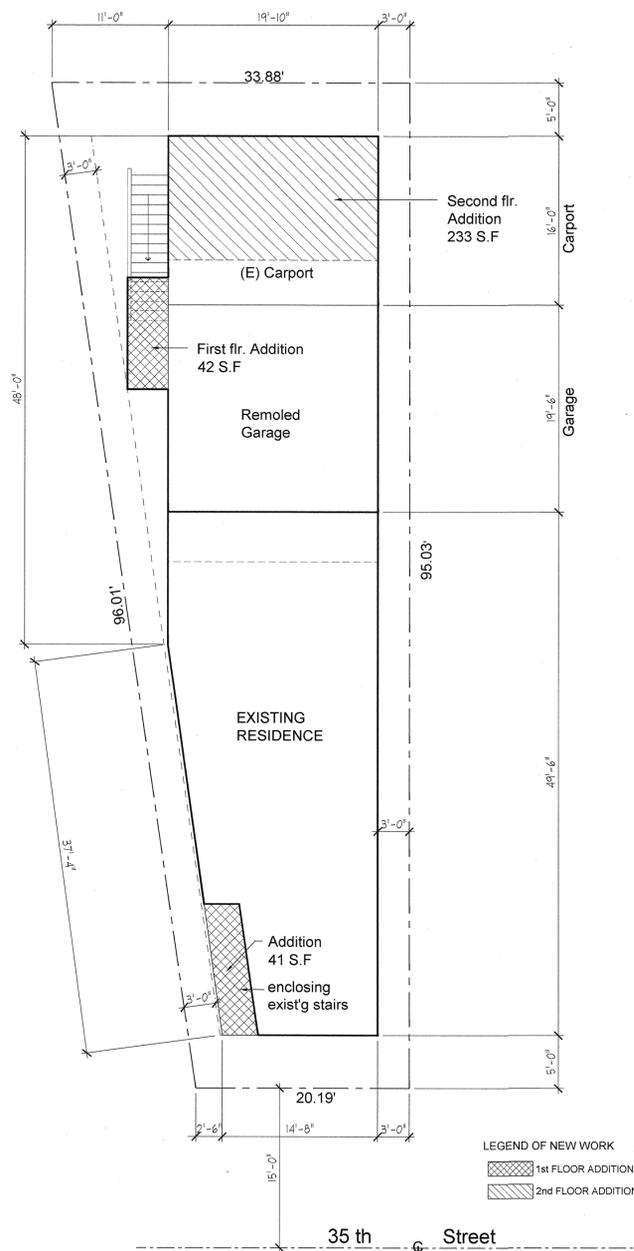
(Ord. 2007-19 ? 3 (part), 2007)

NOTE:
SPECIAL INSPECTION REPORT
SHALL BE REQUIRED AS SHOWN
ON SHEET S-2

APPLICABLE CODES:
THE PROJECT MUST COMPLY WITH THE FOLLOWING CODES:
-2010 CALIFORNIA BUILDING CODE
-2010 CALIFORNIA MECHANICAL CODE
-2010 CALIFORNIA PLUMBING CODE
-2010 CALIFORNIA ELECTRICAL CODE
-2010 CALIFORNIA ENERGY CODE

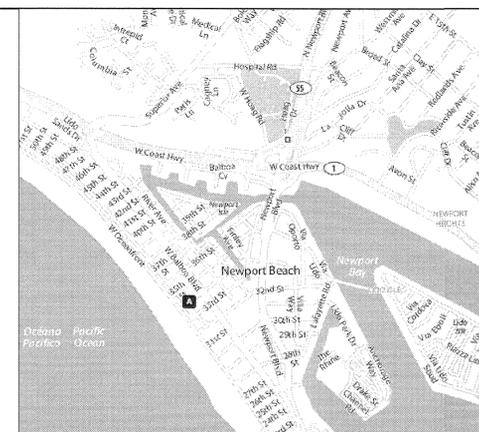
DIG-ALERT
CALL TOLL FREE 1-800-227-2600
2 Working Days Before You Dig

CODE INFO.



SITE PLAN

SCALE
1/8" = 1'-0"



VICINITY MAP

SHEET INDEX

- A1 TITLE SHEET – SITE PLAN, SHEET INDEX, VICINITY MAP, & PROJECT DATA
- A2 DEMOLITION PLAN
- A3 FIRST FLOOR PLAN & SECOND FLOOR PLAN
- A4 EXTERIOR ELEVATIONS, ROOF PLAN, DECK PLAN & DECK ELECTRICAL
- A5 EXTERIOR ELEVATIONS
- A6 BUILDING SECTIONS
- A7 TITLE 24 ENERGY CALCULATIONS & MANDATORY REQUIREMENTS
- RDA – RESIDENTIAL DRAINAGE PLAN
- E1 FIRST & SECOND FLOOR ELECTRICAL PLAN
- S.1 FOUNDATION PLAN, SECOND FLOOR FRAMING PLAN
- S.2 GENERAL NOTES, ROOF FRM'G PLAN & ARCH DETAILS
- SD.1 STRUCTURAL DETAILS
- SSW 1 THRU 4 SIMPSON STEEL STRONG WALL

PROJECT DATA

BUILDING PERMIT NO. 1096-2011

CLIENT INFO:
HALL RESIDENCE

PROJECT ADDRESS:
121 34th STREET
NEWPORT BEACH, CA. 92661

PROJECT DESCRIPTION:
PROPOSED FIRST FLR & GARAGE
REMODELED & SECOND FLOOR,
ADDITION & REMODEL

LEGAL DESCRIPTION:
NEWPORT CITY PARCEL 1 BLK 34 AND

EXISTING PROPERTY CHARACTERISTICS

USED DESCRIPTION:	DUPLEX
NO. OF STORIES:	2
NO. OF UNITS:	2
YEAR BUILT:	XX
APN:	XXXX
LOT AREA:	2568 SQ. FT
OCCUPANCY:	R3/U
CONST. TYPE:	VB

SQUARE FOOTAGE TABULATION

LOT AREA:	2,568 S.F
SET BACKS:	773 S.F
NET BUILDABLE:	1,797 S.F
MAX. BUILDABLE:	2 x 1,797 S.F = 3,594 S.F

Existing floor area	Added floor area	Total sq. ftg	
First Floor	1,471 s.f	83 s.f	1,554 s.f
Second Floor	1,026 s.f	241 s.f	1,267 s.f
Total	2,497 s.f	324 s.f	2,821 s.f

(Less than 3,594 Max)

By:	
Revisions:	
Date:	
Date:	

STEVE E.A. FALK, A.I.A.
ARCHITECT
2428 E. South Redwood Dr. Anaheim, CA. 92806
Phone: (949) 279-7299 E mail sfalk@sbcglobal.net
Website: www.stevefalkaiaarchitect.com

Sheet Title: **SITE PLAN**
Project Address: **GERRY HALL
121 34TH ST
NEWPORT BEACH, CA.**

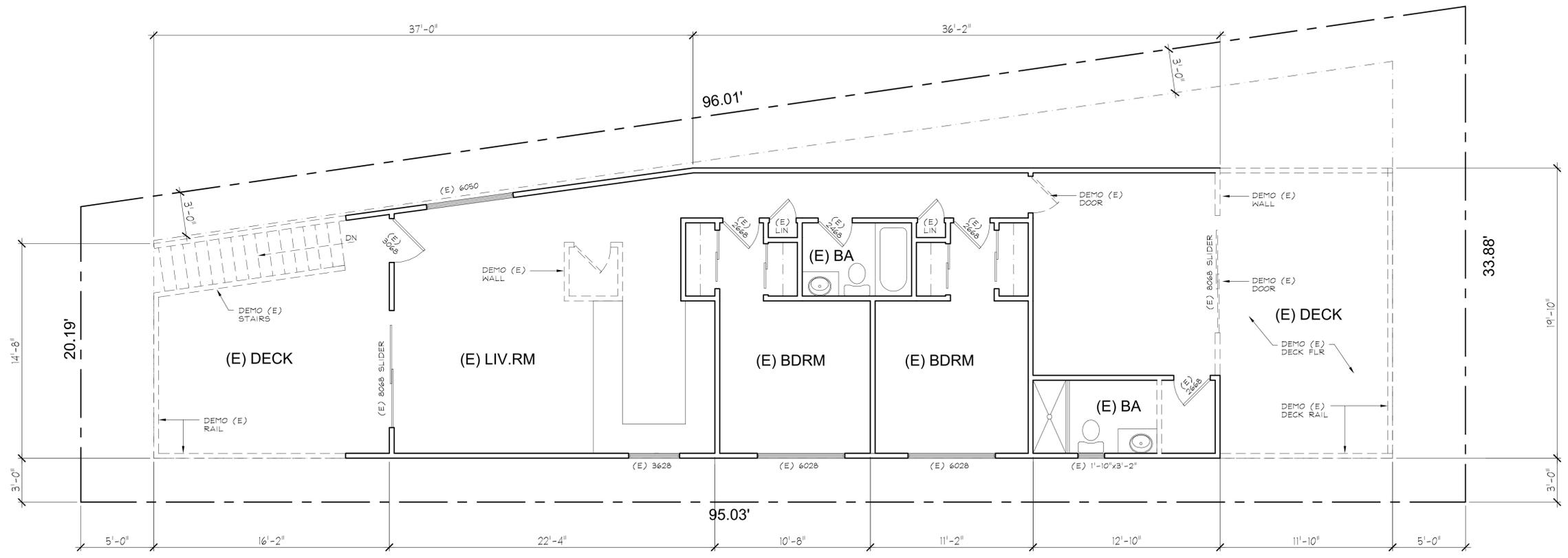
Scale: **AS NOTED**

Drawn By: **MLR**

Revision #:

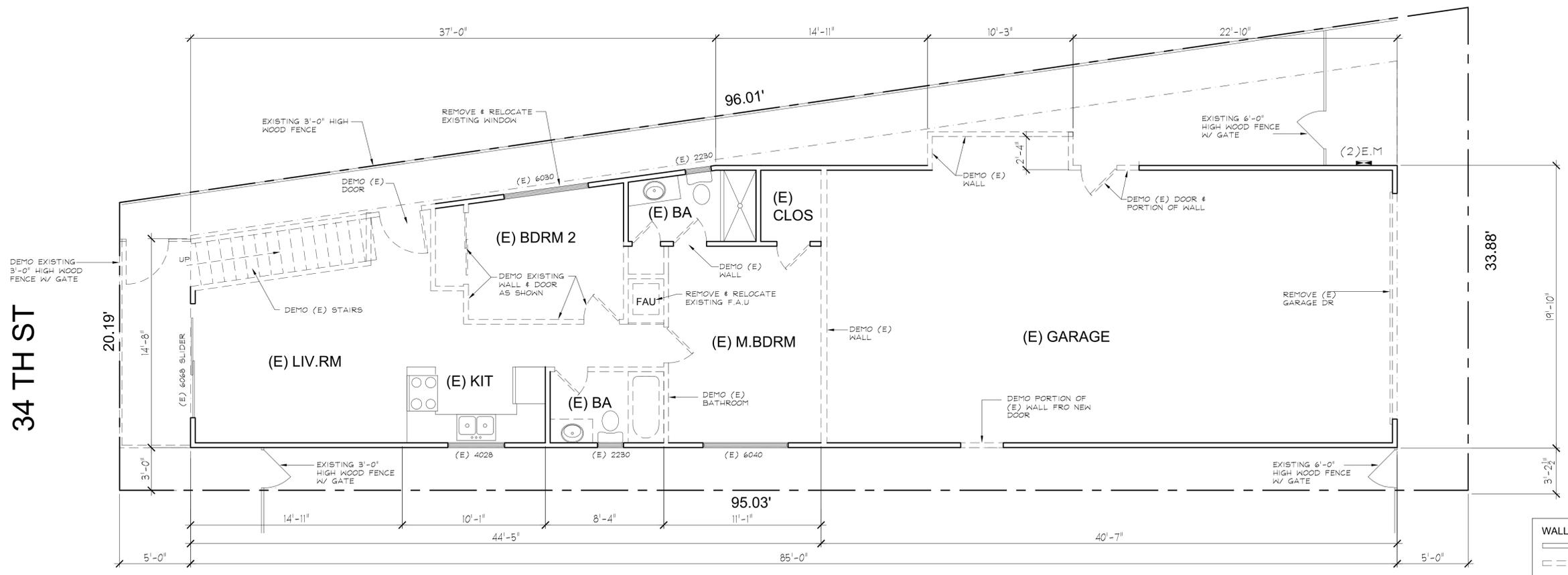
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Sheet: **A1**



EXISTING/ DEMO SECOND FLOOR PLAN

SCALE
1/4" = 1'-0"



EXISTING/DEMO FIRST FLOOR PLAN

SCALE
1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL & ITEMS TO DEMO

Revisions:	
Date:	
Drawn By:	
Job Number:	
Sheet:	

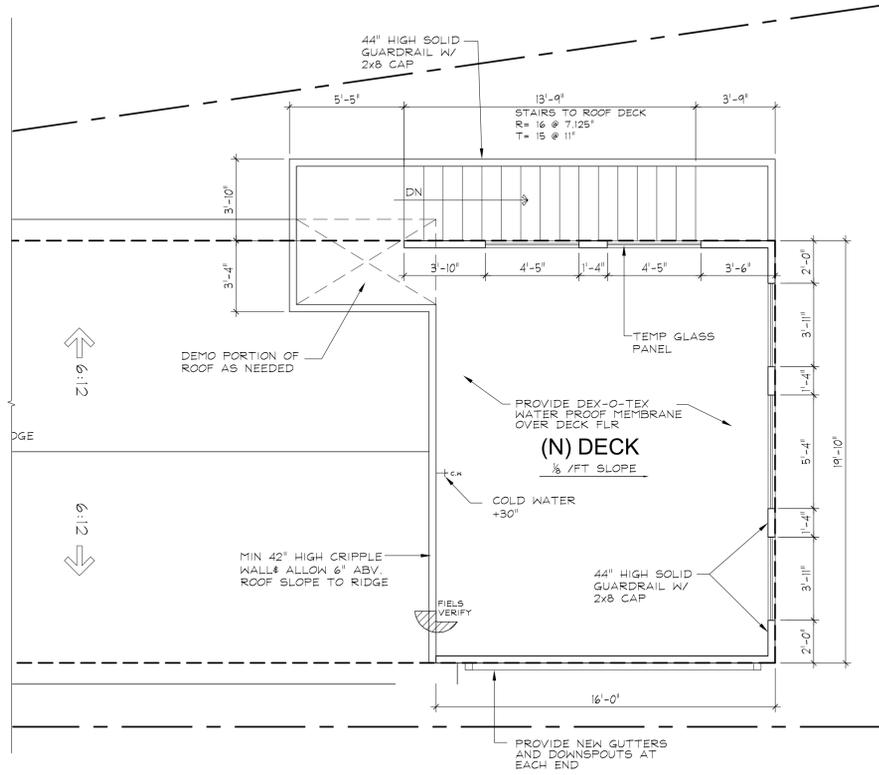
STEVE E.A. FALK, A.I.A.
ARCHITECT
2428 E. South Redwood Dr. Anaheim, CA. 92806
Phone: (949) 279-7299 E mail sfalk@sbcglobal.net
Website: www.stevefalkarchitect.com

Sheet Title:
EXISTING/DEMO FIRST & SECOND FLOOR PLAN
Project Address:
**GERRY HALL
121 34TH ST.
NEWPORT BEACH, CA.**

Scale: AS NOTED
Drawn By: MLR
Revision #:
Job Number: 1105

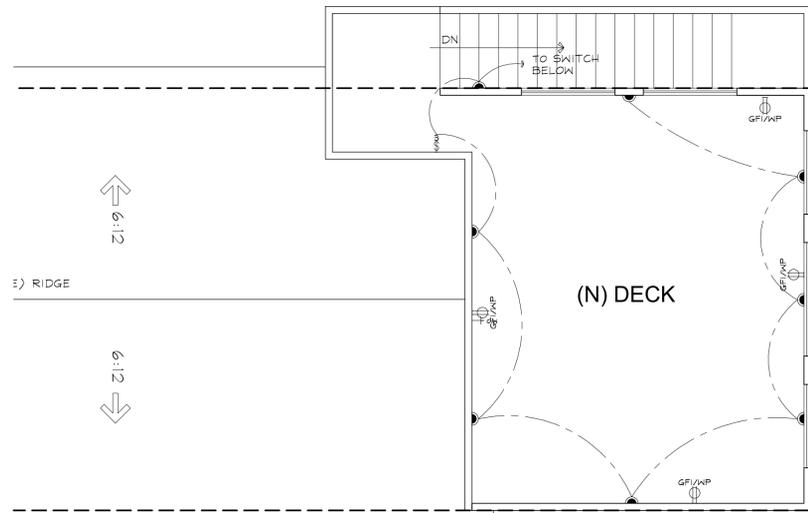
Sheet: **A2**

XR02436



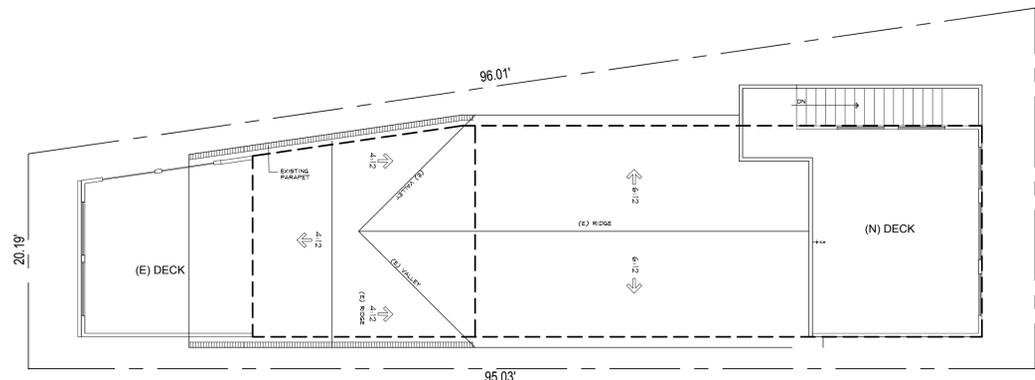
NEW ROOF DECK PLAN

SCALE
1/4"=1'-0"



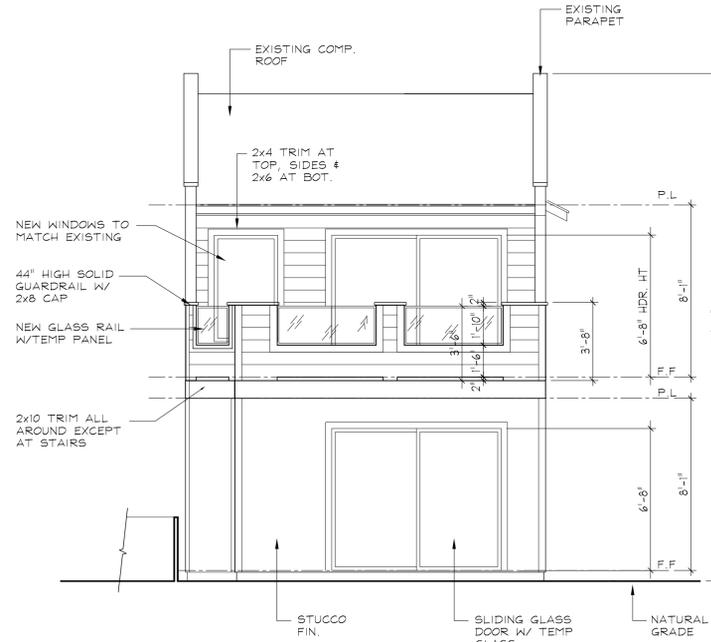
NEW DECK- ELECTRICAL PLAN

SCALE
1/4"=1'-0"



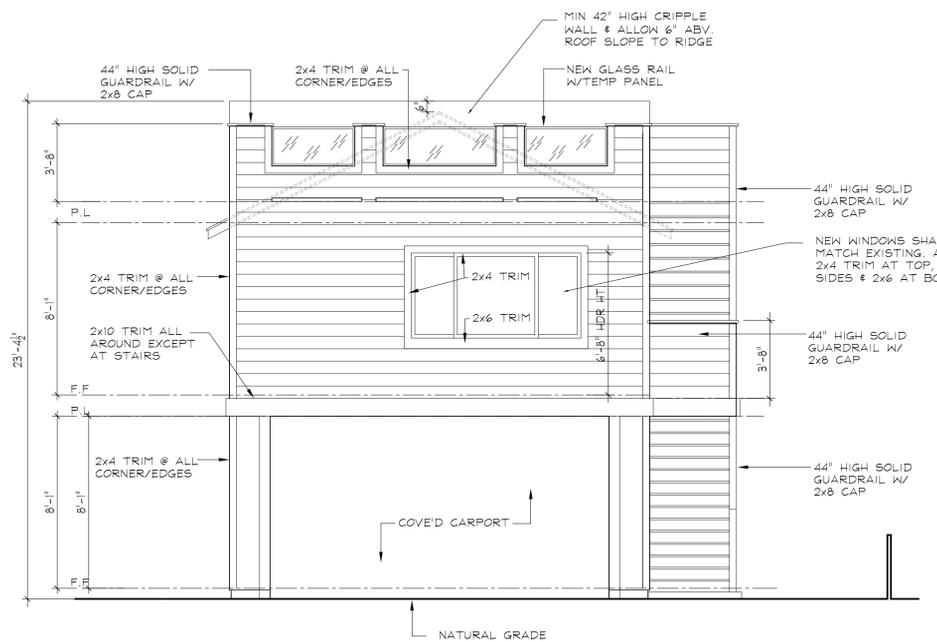
EXISTING/NEW - ROOF PLAN

SCALE
1/8"=1'-0"



EXISTING/NEW - FRONT ELEVATION

SCALE
1/4"=1'-0"



EXISTING/NEW - REAR ELEVATION

SCALE
1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

STAIRS

PROVIDE MAXIMUM RISER OF 7.75 INCHES & MIN. TREADS OF 10 INCHES
 PROVIDE A NOSING BETWEEN .75" & 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11"
 MIN. WIDTH OF STAIRS SHALL NOT BE LESS THAN 36"

HANDRAILS

HANDRAIL HEIGHT SHALL BE 34 TO 36 INCHES ABOVE NOSING OF TREAD
 HANDRAIL WITH CIRCULAR CROSS-SECTION SHALL HAVE A DIAMETER OF 1.25 TO 2 INCHES
 HANDRAIL WITH OTHER THAN CIRCULAR CROSS-SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 TO 6.25 INCHES WITH A MAX CROSS-SECTION OF 2.25 INCHES. CBC 1012.3
 CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE MIN. 1.5 INCHES. CBC 1012.6

MECH, PLUMBING & ELECTRICAL

EXISTING DRYER VENT SHALL BE A MIN. VENT SIZE OF 4" MAX LENGTH IS 14 FT. INCLUDING TWO 90 DEGREE ELBOWS. PROVIDE MAKE UP AIR EQUALING 100 SQ. IN. WHEN DRYER IS INSTALLED IN AN ENCLOSED ROOM (UMC 504.3)

EGRESS

ALL BEDROOMS SHALL PROVIDE ONE EGRESS WINDOW MEETING ALL OF THE FOLLOWING: AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. A MINIMUM CLEAR 24 INCH HEIGHT AND 20 INCH WIDTH, AND A SILL HEIGHT NOT OVER 44 INCHES ABOVE THE FLOOR. (310.4)

CONSTRUCTION

TEMPERED GLAZING SHALL BE PROVIDED AT SWINGING AND SLIDING GLASS DOORS
 PATCH & REPAIR (E) EXTERIOR STUCCO AS NECESSARY WHERE NEW ADDITION IS ATTACHED TO EXISTING HOUSE
 IN-FILL FRAME NEW WALLS WHERE WINDOWS & DOORS ARE REMOVED
 PATCH & REPAIR (E) STUCCO AS NECESSARY WHERE EXISTING WINDOWS/DOORS ARE REMOVE, REPLACE OR NEW WINDOWS/DOORS ARE INSTALLED

WATER PROOFING

PROVIDE WATER PROOF MEMBRANE OVER BALCONY FLOOR
 PROVIDE STUCCO SCREED AT NEW STUCCO EXTERIOR WALLS

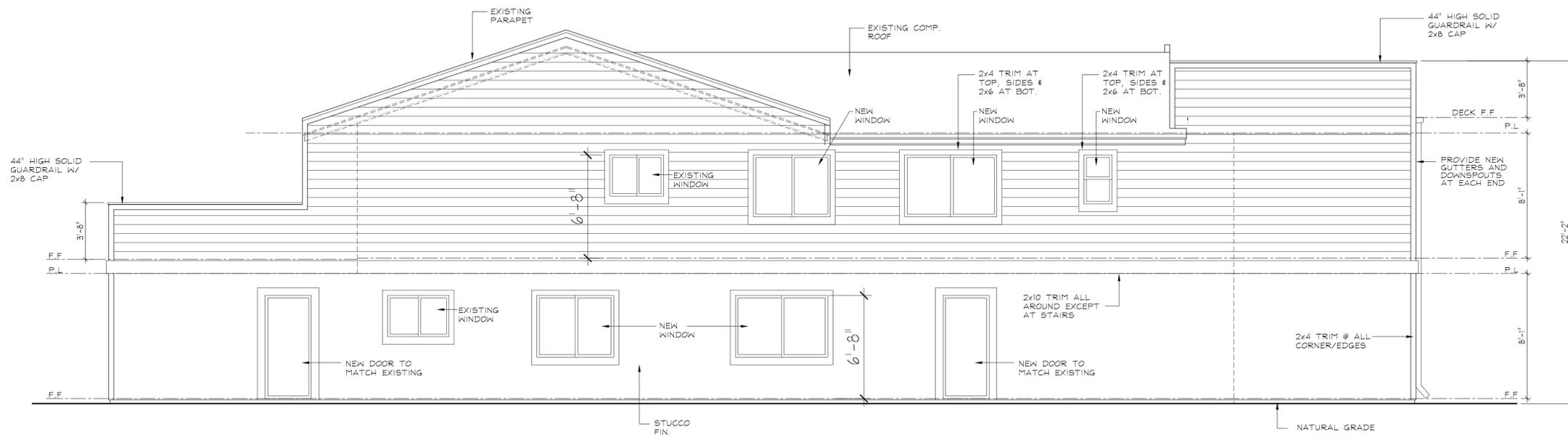
BR	
Revisions:	
Date:	

STEVE E.A. FALK, A.I.A.
 ARCHITECT
 2428 E. South Redwood Dr. Anaheim, CA. 92806
 Phone: (949) 279-7299 E mail sfalk@sbcglobal.net
 Website: www.stevefalkaarchitect.com

EXISTING/REMODELED EXTERIOR ELEVATIONS

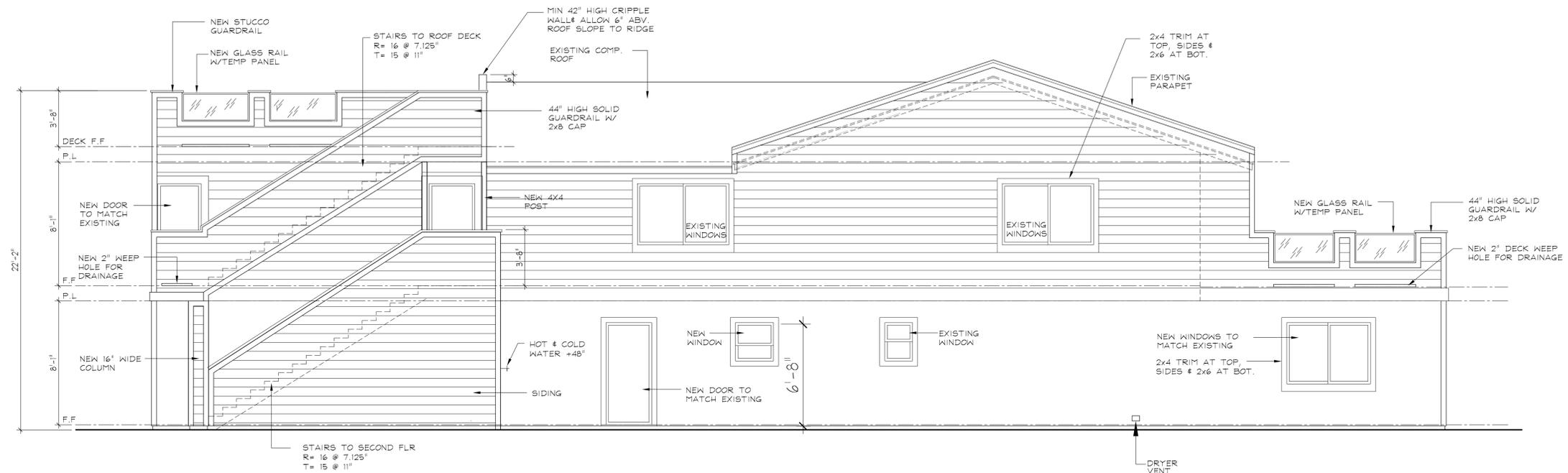
Project Address:
 GERRY HALL
 121 34TH ST.
 NEWPORT BEACH, CA.

Scale: AS NOTED
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 Revision #:
 Job Number: 1105



EXISTING/NEW - RIGHT SIDE ELEVATION

SCALE
1/4"=1'-0"



EXISTING/NEW - LEFT SIDE ELEVATION

SCALE
1/4"=1'-0"

Revisions:	
Date:	
Drawn:	
Checked:	
By:	

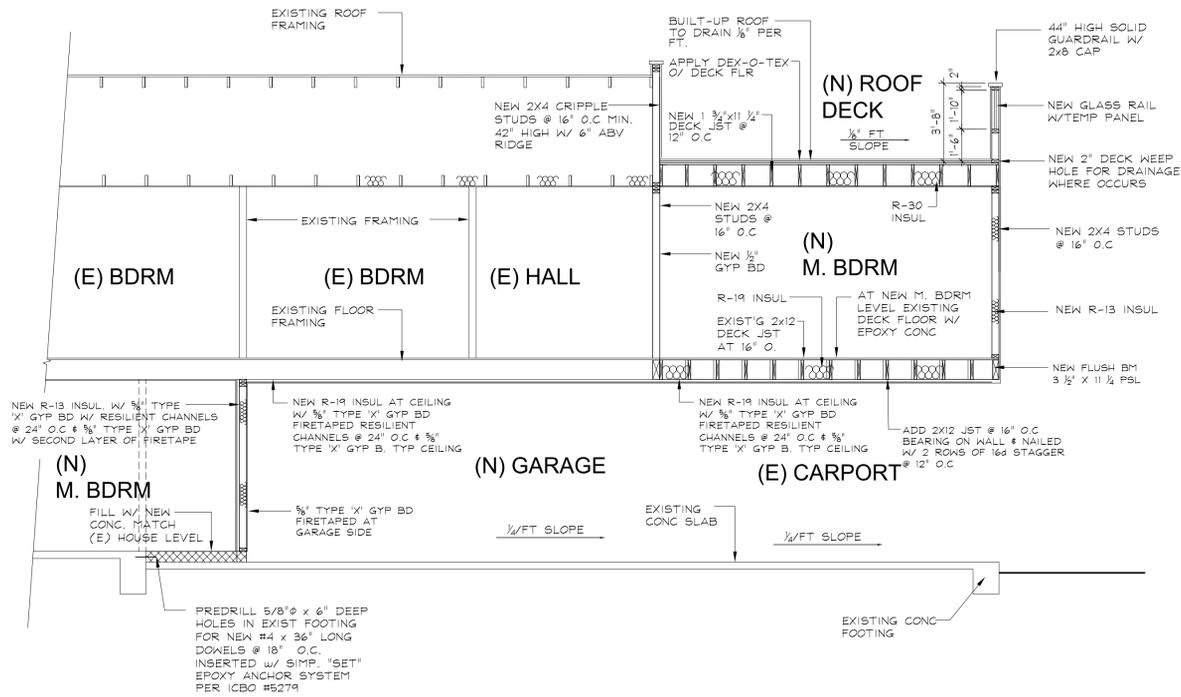
STEVE E.A. FALK, A.I.A.
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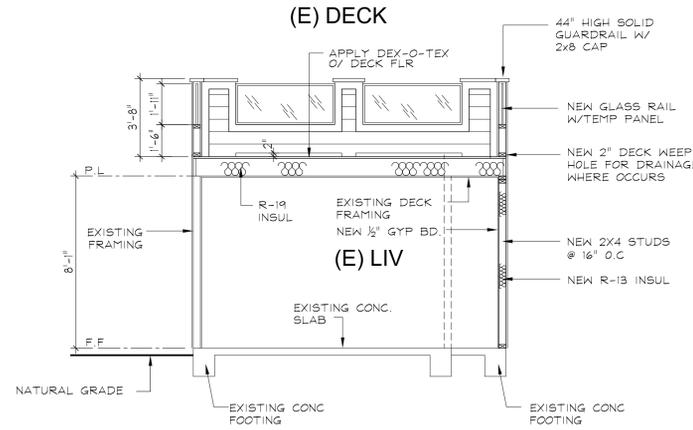
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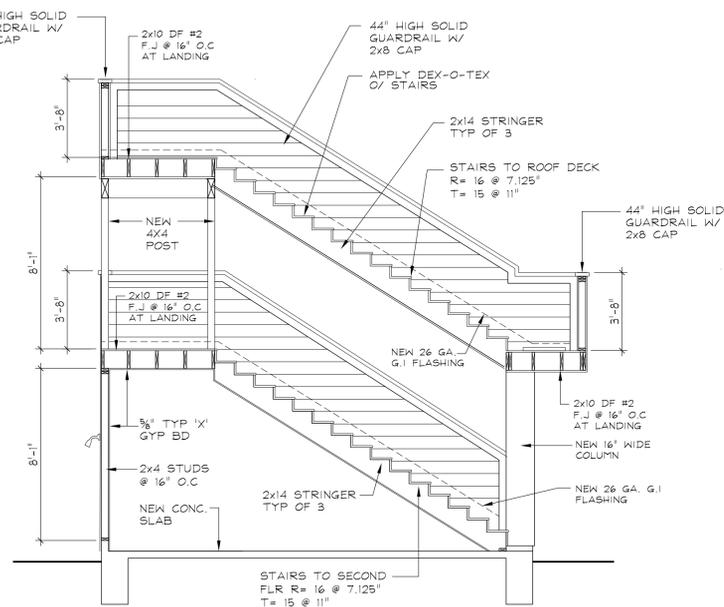
BUILDING SECTION 'A'

SCALE
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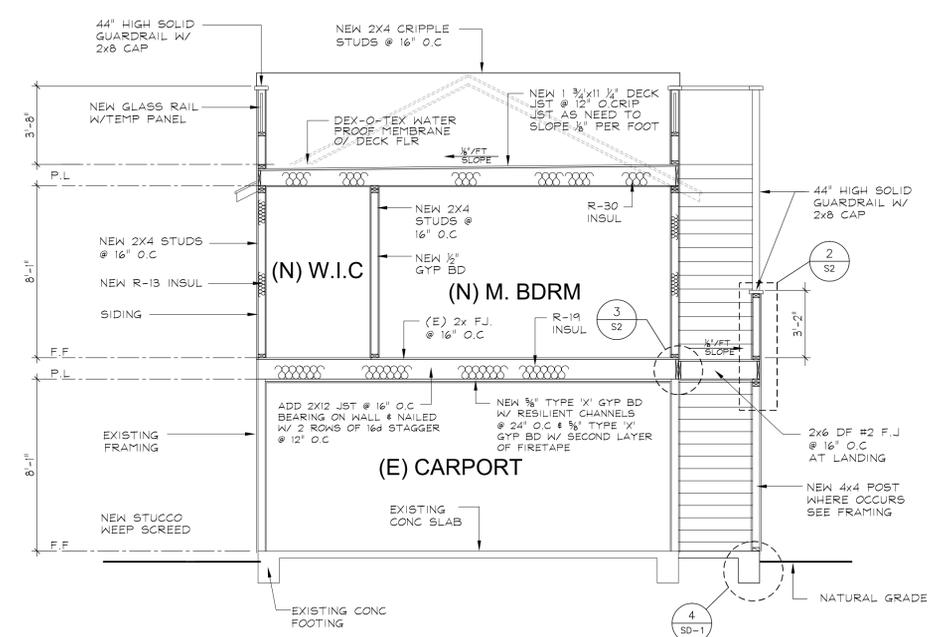


BUILDING SECTION 'B'

SCALE
1/4"=1'-0"



BUILDING SECTION 'D'



BUILDING SECTION 'C'

SCALE
1/4"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES

STAIRS
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PROVIDE A NOSING BETWEEN .75" & 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11"
MIN. WIDTH OF STAIRS SHALL NOT BE LESS THAN 36"
ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE (11 LUX) CBC 1205.4

HANDRAILS
HANDRAIL HEIGHT SHALL BE 34 TO 36 INCHES ABOVE NOSING OF TREAD
HANDRAIL WITH CIRCULAR CROSS-SECTION SHALL HAVE A DIAMETER OF 1.25 TO 2 INCHES
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WATER PROOFING
PROVIDE WATER PROOF MEMBRANE OVER BALCONY FLOOR
PROVIDE STUCCO SCREED AT NEW STUCCO EXTERIOR WALLS

Revisions:	
Date:	

STEVE E.A. FALK, A.I.A.
ARCHITECT
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BUILDING SECTIONS

Project Address:
GERRY HALL
121 34TH ST.
NEWPORT BEACH, CA.

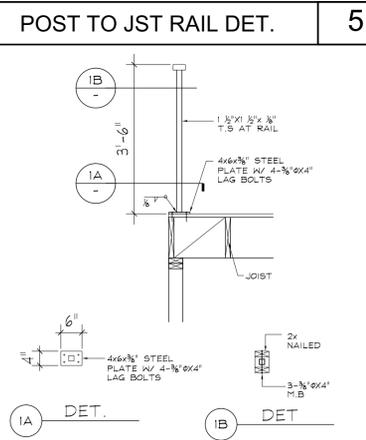
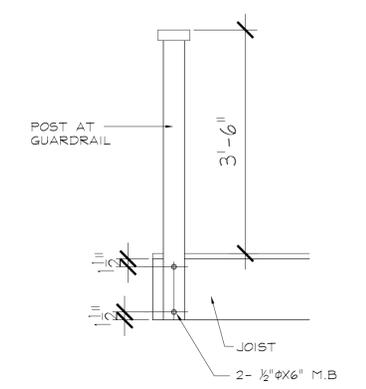
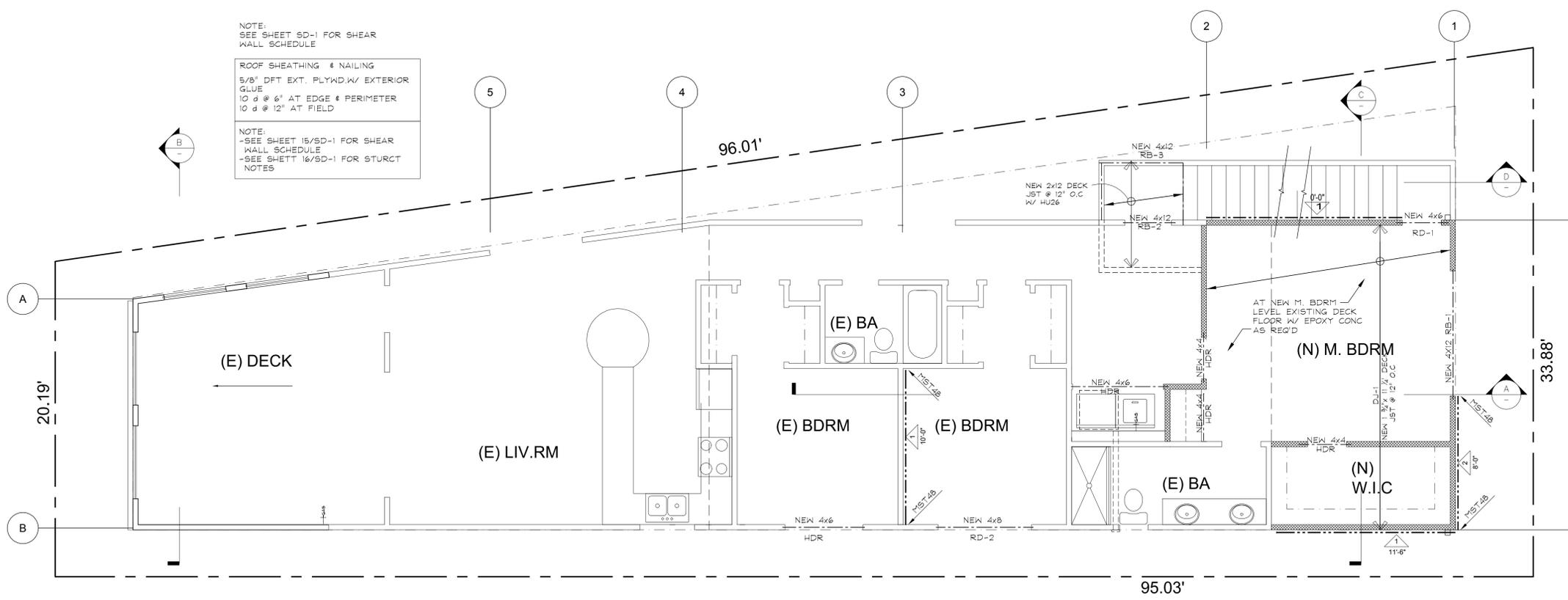
Scale: AS NOTED
Drawn By: MLR
Revision #:
Job Number: 1105

Sheet: **A6**

NOTE:
SEE SHEET SD-1 FOR SHEAR
WALL SCHEDULE

ROOF SHEATHING & NAILING
5/8" DFT EXT. PLYWD W/ EXTERIOR
GLUE
10 d @ 6" AT EDGE & PERIMETER
10 d @ 12" AT FIELD

NOTE:
-SEE SHEET 15/SD-1 FOR SHEAR
WALL SCHEDULE
-SEE SHEET 16/SD-1 FOR STURCT
NOTES



ROOF DECK FRAMING

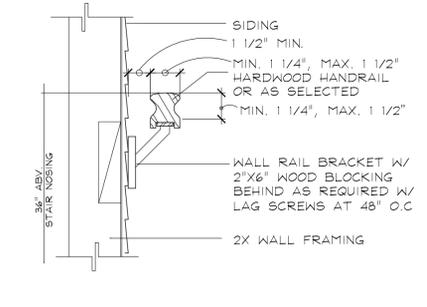
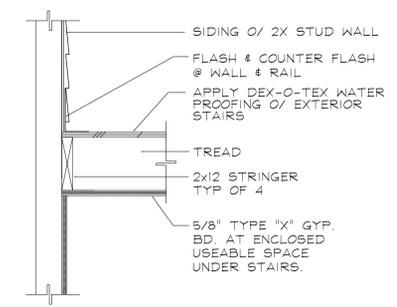
SCALE
1/4"=1'-0"

STEEL TUBE GUARDRAIL 6

GENERAL NOTES

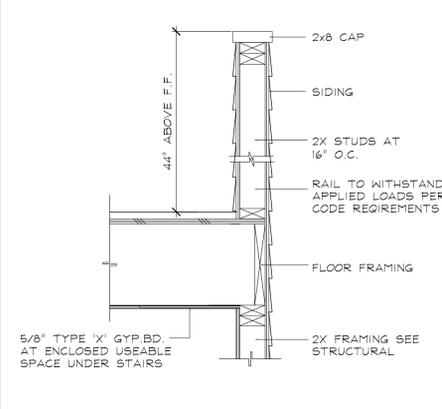
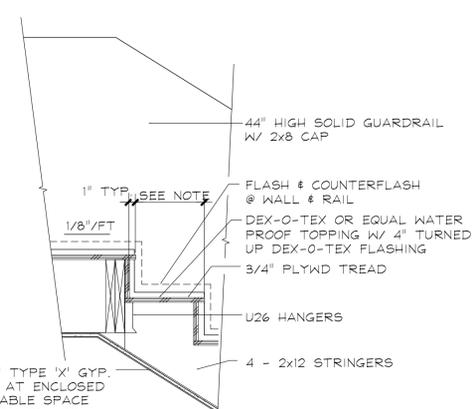
- THIS PROJECT AND ALL WORK ASSOCIATED WITH PROJECT SHALL CONFORM TO THE 2010 EDITION OF THE CALIF. BLDG. CODE AS ADOPTED AND AMENDED BY LOCAL JURISDICTION, ALONG WITH THE C.A.C. TITLE 24 HANDICAP REQUIREMENTS, AMERICANS WITH DISABILITIES AND ANY OTHER CODES (UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, UNIFORM FIRE CODE, 2010 NATIONAL ELECTRICAL CODE, ETC.) AND ORDINANCES ENFORCED BY LOCAL JURISDICTION. IN CASES WHERE REQUIREMENTS CONFLICT, THE MOST RESTRICTIVE REQUIREMENT WILL BE USED.
- THE TERM "ARCHITECT" AS USED IN THESE DOCUMENTS REFERS TO:
STEVE E. A. FALK, A.I.A.
2428 E.S REDWOOD DR.
ANAHEIM, CA. 92806
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSE PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT IMMEDIATELY ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS (SUBCONTRACTORS) PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH, WHICH ARE UNDER SEPARATE CONTRACT WITH THE OWNER, OR TENANT, OR BOTH.
- THE CIVIL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPE DRAWINGS, AND JOB SPECIFICATIONS ARE SUPPLEMENTARY TO ARCHITECTURAL CONSTRUCTION DRAWINGS. ANY DISCREPANCY BETWEEN THESE DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES AND SHALL PROVIDE SAID DOCUMENTATION TO THE ARCHITECT UPON COMPLETION OF CONSTRUCTION. NO EXCEPTION ALLOWED.
- PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLANS - SUBSTITUTIONS FOR SPECIFIED MATERIALS REQUIRE THE WRITTEN APPROVAL FROM THE ARCHITECT.
- CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS PRIOR TO STARTING CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.
- ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER/TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVER DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.

- THE ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, AND BROUGHT TO THE ATTENTION OF THE ARCHITECT SUCH DEVIATIONS AT THE TIME OF THE SUBMISSION. NOR SHALL IT RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT ONE BLUEPRINT SET AND ONE SEPIA SET OF SHOP DRAWINGS. SHOP DRAWINGS SHALL INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, DIAGRAMMATIC DRAWINGS, AND MATERIAL SCHEDULES. LOCATION AND ORIENTATION OF ALL ITEMS SHALL BE CLEARLY INDICATED.
- ANY WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DRAWINGS, WITHOUT THE PRIOR APPROVAL OF THE OWNER AND THE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED.
- PROVIDE TESTS AND INSPECTIONS AS SET FORTH IN CBC SECTION 108 AND CBC CHAPTER 17.
- PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A SIGNED CERTIFICATE TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT ALL WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
- UNLESS OTHERWISE NOTED OR SHOWN, TYPICAL DETAILS AND GENERAL NOTES ARE KEYED AND/OR NOTED AS "TYP." OR "TYPICAL" AND USED ONLY ONCE. THEIR FIRST OCCURRENCE IS REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT THE DOCUMENTS AND SHALL BE USED WHENEVER APPLICABLE.
- ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, UNLESS OTHERWISE NOTED.
- THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
- PRIOR TO BIDDING, CONTRACTOR AND HIS SUBCONTRACTORS SHALL INSPECT ALL AREAS IN WHICH THE WORK IS TO BE PERFORMED, AND FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE UBC TABLES 3-D THROUGH 3-G, AND UFGNF, AND STATE AND COUNTY REQUIREMENTS.
- ALL APPLICABLE PERMITS (BUILDING, HAZARDOUS MATERIAL, ECT.) MUST BE OBTAINED PRIOR TO OCCUPANCY.
- UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- DIMENSIONS SHOWN IN FIGURES TAKES PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- UNLESS OTHERWISE NOTED OR INDICATED ALL DIMENSIONS ON THE PLANS SHALL BE FROM CENTERLINE OF THE COLUMN TO FACE OF CONCRETE OR FINISHED FACE WALL.
- THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOOR, ECT.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION BARRIERS TO SEPARATE CONSTRUCTION FROM THE GENERAL PUBLIC. TEMPORARY BARRIERS SHALL MEET THE SAME FIRE RATING AS WOULD THE PERMANENT PARTITION, WHERE A TEMPORARY PARTITION IS PLACED ACROSS A CORRIDOR OR IN ANY WAY BLOCKS AN EXIT OR CREATES A DEAD END. CONTRACTOR SHALL PROVIDE APPROVED PLANS SHOWING THESE CONDITIONS AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AUTHORITIES RESPONSIBLE ON THIS PROJECT. WHERE A TEMPORARY PARTITION IS PLACED WITHIN A CORRIDOR AND STILL ALLOWS A PATH OF TRAVEL, THE TEMPORARY PARTITION SHALL BE MINIMUM 1 HOUR CONSTRUCTION AND SHALL ENCLOSE EXTENT OF DEMOLISHED AREA. THE CONTRACTOR SHALL MAINTAIN A 6'-0" MINIMUM CLEAR WIDTH WITHIN THE CORRIDOR. THE USE OF VISQUEEN OR SIMILAR TYPE OF MATERIAL AS A TEMPORARY BARRIER WHERE A FIRE SEPARATION IS REQUIRED SHALL NOT BE PERMITTED.



TREAD AT WALL 3

HANDRAIL AT WALL 1



STAIR DETAIL 4

GUARDRAIL 2

Revisions:	
Date:	

STEVE E.A. FALK, A.I.A.
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ROOF DECK FRAMING

Project Address:
GERRY HALL
121 34TH ST.
NEWPORT BEACH, CA.

Scale: AS NOTED
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Sheet: **S2**

XR2436

Attachment No. ZA 4

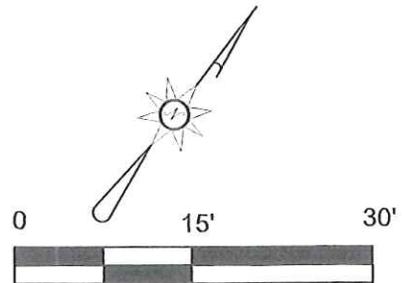
Parcel Map No. NP2012-009

County Tentative Parcel Map No. 2012-118

TENTATIVE PARCEL MAP 2012-118

FOR CONDOMINIUM PURPOSES
PARCEL MAP PMB 67, PAGE 45
OWNER-DEVELOPER

Christopher Hall
9925 summit View Drive
Park City UT 84060
SITE ADDRESS
121 34th. Street
Newport Beach CA 92663



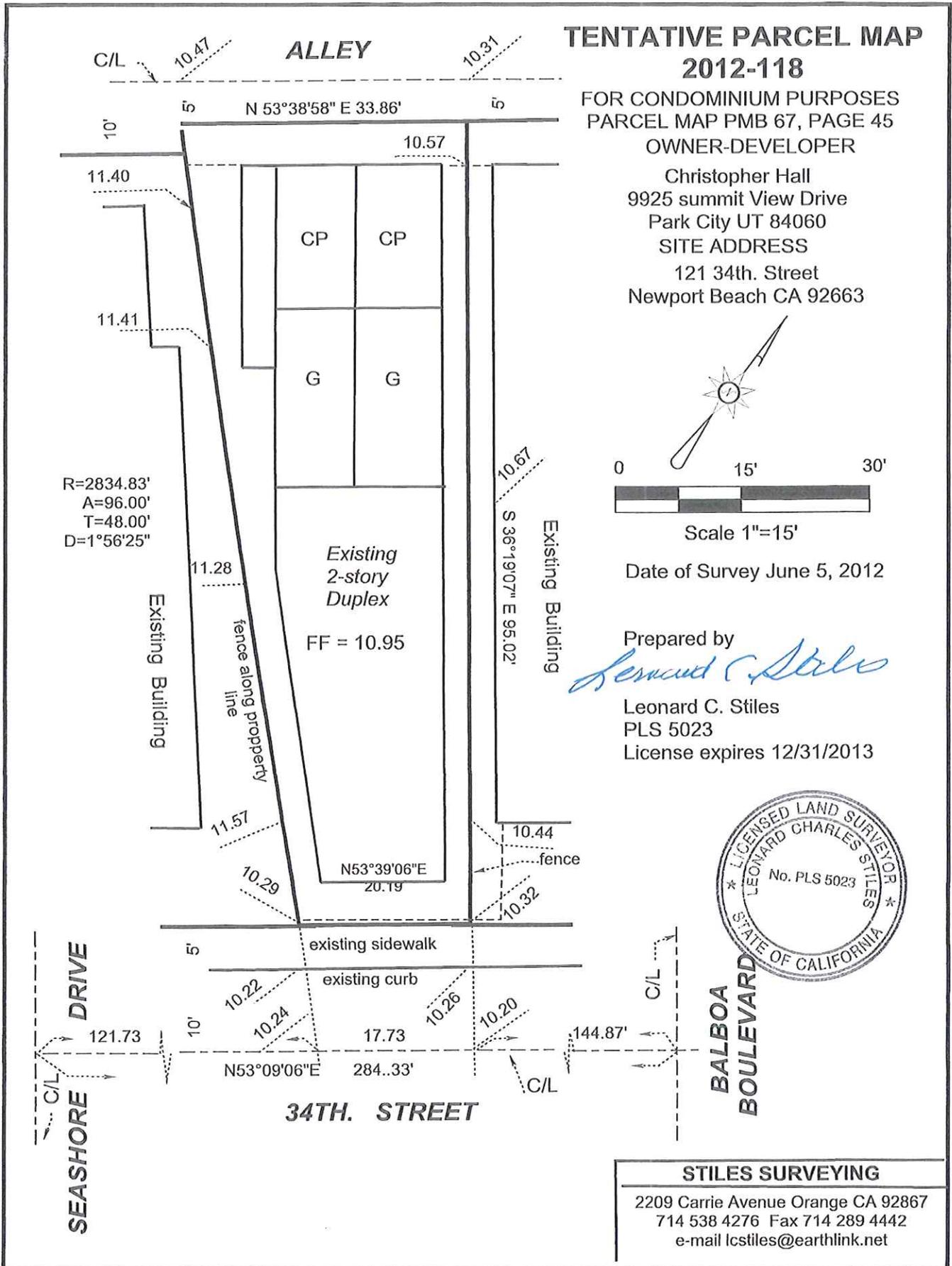
Scale 1"=15'

Date of Survey June 5, 2012

Prepared by

Leonard C. Stiles

Leonard C. Stiles
PLS 5023
License expires 12/31/2013



STILES SURVEYING

2209 Carrie Avenue Orange CA 92867
714 538 4276 Fax 714 289 4442
e-mail lcstiles@earthlink.net

Traverse PC

PA2012-155 for CC2012-004 NP2012-009
121 34th Street
Christopher Hall (Trustee of Kevin G. Hall Revocable Trust)-

ADDITIONAL
MATERIALS
RECEIVED

Comments on March 14, 2013 Zoning Administrator Agenda

Submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Item B. Minutes of February 28, 2013

On page 2, line 4 from end: "...Fleming's **Stake Steak** House ..."

Item C.1. 121 34th Street Condominium Conversion (PA2012-155)

Handwritten page 9: Facts in Support of Finding F seem to be missing an essential element: Was the safety violation corrected? If not, the Finding says approval cannot be granted.

Handwritten page 10: Fact in Support of Finding I-3 says "*Public improvements are required of the applicant ...*" It is not clear from this part of the Resolution what those improvements would be, and the Finding to be supported seems only to require that existing public improvements not be *damaged*, not that new improvements be *provided*. The requirement to provide public improvements is again mentioned in Fact in Support of Finding D-1.

Handwritten page 14, Section 4.2: Is the action appealable under Title 19 as well as Title 20, and does the same time limit apply?

Handwritten page 16: General comment on conditions: these seem to be largely conditions related to construction, but Section 1.2 of the resolution says the project involves "*an existing duplex that was remodeled to condominium standards in 2011*" and several of the Facts refer to the inspection having been completed. It would seem to me this is now a change in name only, and it is unclear to me why so many conditions related to extensive further construction are required?

- Condition 6: Are there actually broken public improvements to be repaired? Or is this boilerplate?
- Condition 8: Are there actually any overhead utility connections to be undergrounded at this location? Or is this boilerplate?
- Condition 9: Are there actually illegal improvements to be removed?

Handwritten page 17, Condition 12: "*connection*" should read "*connections*"

Handwritten page 35: Does the parcel map adequately describe the location of the two condo ownership boundaries (one on top of the other as I understand it)?