

**R. A. JEHEBER
PLANNING & DESIGN**

August 23, 2007

City of Newport Beach
Planning Department
3300 Newport Boulevard
Newport Beach, Ca 92663

Re: 1912 W. Oceanfront / Project Description and Justification

To Whom It May Concern:

My client Mike Preston wishes to remodel his existing non-conforming use (duplex in an R-1 District) and non-conforming structure (2 parking spaces where 4 are required). Structural alterations in excess of 50% of the existing structure require approval if a Use Permit.

The building permit for a "Residence & attached garage (duplex) Approved for 2 units only" was issued on May 5th, 1960. The property was zoned R-4 in 1960. However since then, the city has rezoned the property to SP-6 (R-1), thus making the existing approved duplex with attached garage a non-conforming use and structure.

The existing duplex consists of a 400 square foot two-car garage at the rear of the dwelling with a 1002 square foot two-bedroom unit with one bathroom, a kitchen and living room on the first floor. On the second floor, there is an 1106.5 square foot two-bedroom unit with one bathroom, a kitchen and living room and a deck facing the beach side of the property. The existing dwelling has a flat roof structure.

My client wishes to convert the two bedrooms on the second floor unit into one bedroom, convert the existing bathroom into a powder bathroom, and add a new bathroom off the bedroom. Kitchens on both levels and the bathroom downstairs need to be remodeled as well as they are outdated. We are also removing the existing masonry fireplace on the first floor and replacing with new on both floors. We are proposing to remove the existing flat roof structure, raise the plate from 8'-0" to 9'-0" and construct a new 6: 12 pitched roof.

Based upon the lineal square footage of the existing two floors and the flat roof structure I came up with a total of 416 lineal square feet. The lineal square footage by raising the plate height on the second floor and adding a pitched roof structure is 264 lineal square feet. $264 / 416 = 63\%$
63% places above 50% for a modification permit, therefore we are applying for an approval of a Planning Directors Use Permit.

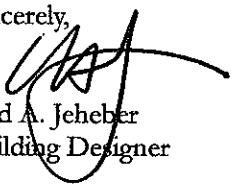
All other structural work performed on the dwelling falls under zoning section 20.62.040 non-conforming structures:

- E. Exceptions. The provisions of this section shall not apply to the following circumstances:
1. Seismic Retrofits. Alterations to a structure required to comply with the minimum provisions of Chapter 15.07, "Earthquake Hazard Reduction," and California Government Code Section 8875.

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My client's intentions are to only remodel an existing outdated dwelling both structurally and architecturally. We are not increasing the square footage of the dwelling at all. By removing the existing flat roof structure and replacing in it with a new 6: 12 pitched roof surely makes the dwelling much more attractive to the existing neighboring properties and the McFadden Square area as well. We have received approval from the California Coastal Commission as well.

Sincerely,



Rod A. Jeheber
Building Designer

Cc: Mike Preston