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October 23, 2019

DELIVERED VIA U.S. MAIL & E-MAIL: Zach.Rehm@coastal.ca.gov

Zach Rehm, District Supervisor
California Coastal Commission
301 East Ocean Boulevard, Suite 300
Long Beach, California 90802

RE: Positive Developments Regarding 2607 Ocean Blvd., Corona del Mar, CA 92625
California Coastal Commission Appeal Number: A-5-NPB-18-0006

Dear Mr. Rehm:

My firm represents the applicant, Nicholson Construction, with regards to the pending California Coastal Commission Appeal Number A-5-NPB-18-0006 (“Appeal”) for the single-family home located at 2607 Ocean Boulevard, Corona del Mar, California 92625. The purpose of this letter is to highlight a few of the positive developments that have occurred with the project since the filing of this Appeal.

As you know, this project was approved by the City of Newport Beach on December 7, 2017. That approval was subsequently appealed to the California Coastal Commission (“Commission”) on January 22, 2018. The Appeal has been pending with the Commission for almost two (2) years. During the pendency of this Appeal, my client has been actively engaged and has been working in good faith with members of the community, the City of Newport Beach (“City”), and the Commission’s staff to reduce the scope of the project and address concerns raised within the Appeal.

A lot of positive developments have occurred during the time this Appeal has been pending with the Commission. My client would like to highlight three (3) positive developments that will help the Commission approve this project at its December 2019 meeting: (i) the scope of the project has been revised and reduced to lessen and alleviate any potential impacts; (ii) the Commission approved the City’s Local Coastal Program (“LCP”) amendment adding a codified variance procedure into the City’s LCP; and (iii) my client has agreed to make a generous donation to assist the City with future projects within the coastal zone to improve public access and public views for California’s residents and visitors. As explained in more detail below, each of these three (3) positive developments improves this project, protects the coastal zone, and provides further support for the Commission to approve my client’s project.



1. Reduced Project

After consulting with Commission staff and receiving feedback from the community, my client has worked with the homeowner and his architect to further reduce the scope of this project. This reduction is in addition to the reductions my client has already voluntarily implemented following feedback received from the City and community during the Planning Commission's public hearings held on November 9, 2017 and December 7, 2017. Specifically, following the City's approval, and during the pendency of this Appeal my client has reduced the size of the roof top deck by forty-one (41) square feet and the height of the roof top railing by half a foot. This reduction reduces the overall scope of the project and further reduces any potential impacts within the coastal zone. Enclosed with this letter is an architectural rendering, which depicts the reduced roof top deck and railing. My client has voluntarily reduced the scope of his project both during the City's consideration of his project, and during the time this Appeal has been with the Commission. My client's good faith efforts to revise and reduce this project assists the Commission with approving this project at its December 2019 meeting.

2. Approval of City's LCP Variance Amendment

As you know, the Commission certified the City's LCP on January 13, 2017, and the City assumed coastal development permit authority on January 30, 2017. At the time of certification and the City's consideration of this project, the City's LCP lacked explicit procedures for the processing of a variance. To ensure fairness and the orderly processing of projects in the coastal zone, the City's Community Development Director used his discretion to interpret the LCP to include the variance procedures from the City's Zoning Code. The City believed this was a reasonable interpretation because the City was actively processing LCP Amendment No. LC2017-002 with the Commission; and the variance procedures in the Zoning Code mirrored the procedures in LCP Amendment No. LC2017-002. The Appellant disagreed with the City's interpretation and a large portion of his appeal was based upon the lack of explicit variance procedures in the City's LCP. During the pendency of this Appeal, the Commission approved LCP Amendment No. LC2017-002 and the variance procedures are now codified in City LCP Section 21.52.090; thus, the underlying basis for the Appellant's appeal is now moot. The findings that were made by the City to approve this project are substantially similar to the findings that are now codified in the LCP. Furthermore, my client's project satisfies each of the findings provided in City LCP Section 21.52.090(D) and his project should be approved by the Commission at its December 2019 meeting.

3. Voluntary Donation to Improve Public Access and Public Views

My client has voluntarily reached out to the City seeking ways to contribute towards the improvement of the coastal zone for California's residents and visitors. My client, at his own expense, has generously agreed to donate Fifty Thousand and 00/100 Dollar (\$50,000.00) to the City to help improve public access and public views in the coastal zone. The City does not have a specific project at this time; however, the City has agreed to accept my client's donation and to earmark the funds for future projects that improve public access and public views in the coastal zone. Enclosed is an October 4, 2019 letter from the City acknowledging my client's efforts to



Mr. Zach Rehm
October 23, 2019
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make a donation and agreeing to accept the donated funds for future coastal zone projects. My client's generosity will have a positive impact on the coastal zone and further supports the Commission's approval of this project at its December 2019 meeting.

Thank you for your thoughtful consideration of these three (3) positive developments that have occurred while this Appeal has been with the Commission: (i) a reduction in the project's scope; (ii) the approval of the City's LCP variance amendment; and (iii) my client's donation of significant personal funds to improve the coastal zone for all Californians. Each of these three (3) positive developments improves what is already a quality project. During the almost two (2) years this project has been under Appeal my client has worked in good faith with members of the community, the City, and the Commission's staff, and he is now ready to move forward to build a home that will provide shelter for Mr. Ginsberg and his family.

We look forward to having this Appeal resolved at the Commission's December 2019 meeting, and we respectfully ask the Commission to approve this project.

Sincerely,

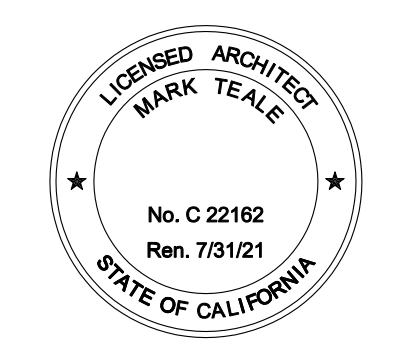


Michael Torres
For VENTURE LLP

cc: Darrin Ginsberg, Homeowner (E-Mail Only)
Tom Nicholson, Nicholson Construction (E-Mail Only)
Jim Campbell, Deputy Community Development Director (E-Mail Only)
Fernie Sy, Coastal Program Analyst (E-Mail Only)

Enclosure.





PROJECT
2607 OCEAN
 2607 OCEAN BLVD.
 CORONA DEL MAR, CA. 92625

SHEET
 EXTERIOR ELEVATIONS

Plot Date: 10/21/19

START DATE: 6/14/16

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

SHEET
A-3.1

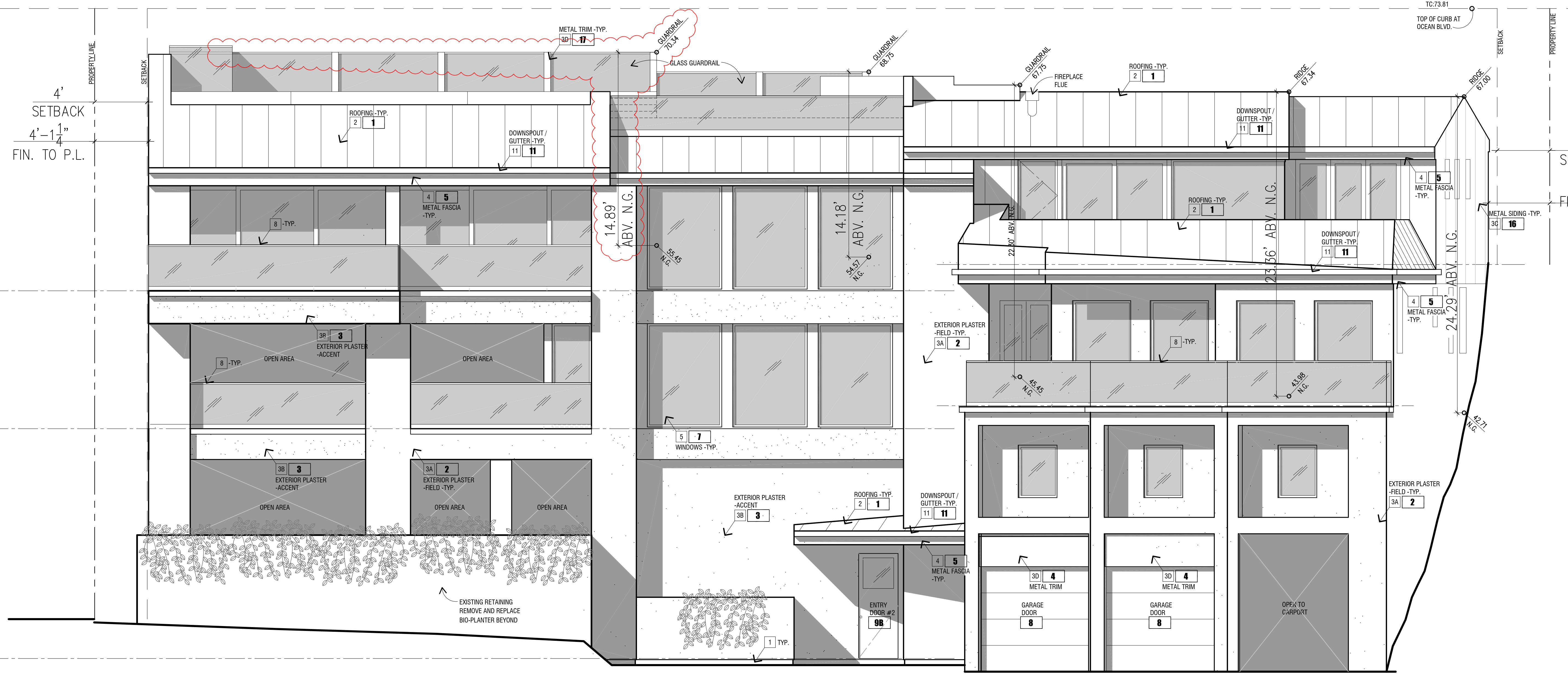
KEY NOTES - ELEVATIONS

- 1 MAINTAIN FINISH SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CRC R317. SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL (30)
- 2 NEW ROOFING @ 30# FELT @ ROOF SHEATHING -SEE "MATERIAL AND COLORS LEGEND" -THIS SHEET
- 3A EXTERIOR PLASTER (-FIELD) @ METAL LATH @ BUILDING PAPER STUCCO STEEL TROWEL FINISH -TYP. SEE SPECIFICATIONS BELOW 2 LAYER GRADE D PAPER (FELT) @ PLYWOOD SHEAR WALLS.
- 3B EXTERIOR PLASTER (-ACCENT) @ METAL LATH @ BUILDING PAPER STUCCO STEEL TROWEL FINISH -TYP. SEE SPECIFICATIONS BELOW 2 LAYER GRADE D PAPER (FELT) @ PLYWOOD SHEAR WALLS.
- 3C METAL SIDING -SEE "MATERIAL AND COLORS LEGEND" -THIS SHEET
- 3D METAL TRIM -SEE "MATERIAL AND COLORS LEGEND" -THIS SHEET
- 4 METAL FASCIA -SEE "MATERIAL AND COLORS LEGEND" -THIS SHEET
- 5 DOORS AND WINDOWS -TYP. -SEE "MATERIAL AND COLORS LEGEND" -THIS SHEET
- 6 DECORATIVE ATTIC VENTILATION -SEE ROOF PLAN
- 7 HANDRAIL -30" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN -NOT USED
- 8 GUARDRAIL -42" ABOVE ADJACENT SURFACE PICKETS -MAX. SPACE 3-7/8" BETWEEN
- 9 DECORATIVE CHIMNEY CAP -AS SELECTED BY ARCHITECT AMERICAN CHIMNEY SHROULD #1 (849) 364-5118 CORROSION RESISTANT SHEET METAL
- 10 STONE -SEE SPECIFICATIONS BELOW
- 11 CONNECT DOWNSPOUTS TO SUBDRAIN SYSTEM -SEE CIVIL PLANS
- 1 MATERIAL CALLOUT -SEE MATERIALS AND COLORS LEGEND -THIS SHEET

GENERAL NOTES - ELEVATIONS

- 1 PROVIDE ADDRESS ON BUILDING PER N.B.C. 13.12.210
- 2 SEE ROOF PLAN SHEET FOR ROOF VENTILATION CALCULATIONS.

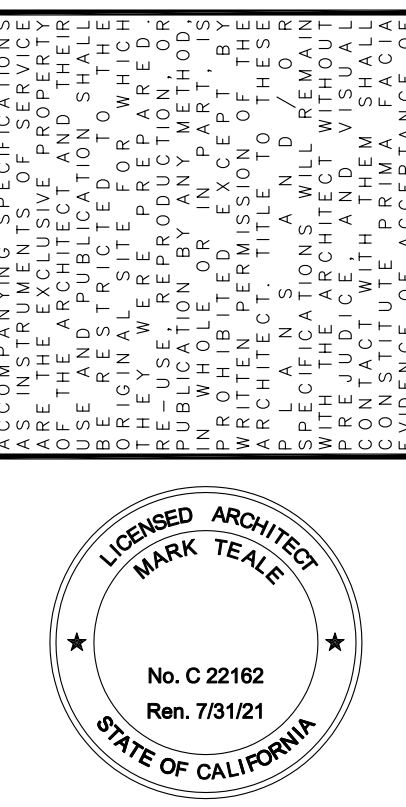
MATERIAL SPECIFICATIONS



REAR ELEVATION

MATERIAL AND COLORS LEGEND FOR BUILDING AND HARDSCAPE

NO.	ITEM	MATERIAL	MANUFACTURER	COLOR NAME	COLOR NUMBER	COMMENTS
1	ROOF	STANDING SEAM METAL	BERRIDGE	DARK BRONZE	....	....
1A	"SLAT" ROOF (DECK SURFACE)	DESERT CRETE DECK SYSTEM	DESERT BRAND	MONTEREY GREY	....	....
2	WALLS -FIELD	EXTERIOR PLASTER	MERLEX	....	P-100	....
3	WALLS -ACCENT	EXTERIOR PLASTER	MERLEX	....	P-1661	....
4	METAL TRIM	CORROSION RESIST. METAL	....	MATCH (1) ROOF	....	....
5	FASCIA	CORROSION RESIST. METAL	....	MATCH (1) ROOF	....	....
6	WOOD TRIM	IPE WOOD	....	....	....	....
7	WINDOWS	ALUMINUM SYSTEMS	WESTERN WINDOW SYSTEMS	....	....	....
8	GARAGE DOOR	CORROSION RESIST. METAL	CROWN GARAGE DOORS & GATES	MATCH (1) ROOF	....	CONTEMPORARY 01
9A	ENTRY DOOR #1	CORROSION RESIST. METAL	CUSTOM	MATCH (1) ROOF	....	....
9B	ENTRY DOOR #2	CORROSION RESIST. METAL	CUSTOM	MATCH (1) ROOF	....	....
10	EXTERIOR DOORS	ALUMINUM SYSTEMS	WESTERN WINDOW SYSTEMS	MATCH (1) ROOF	....	....
11	GUTTERS	CORROSION RESIST. METAL	....	MATCH (1) ROOF	....	....
12	FRONT GATES	N/A	....	....	....	....
13	DRIVEWAY	N/A	....	....	....	....
14	HARDSCAPE	N/A	....	....	....	....
15	STONE	TRAVERTIN	TRISTONE	TITANIUM	....	....
16	METAL SIDING	MATCH (1) ROOF	....	....	....	....
17	METAL SCREEN	METAL	....	MATCH (1) ROOF	....	....



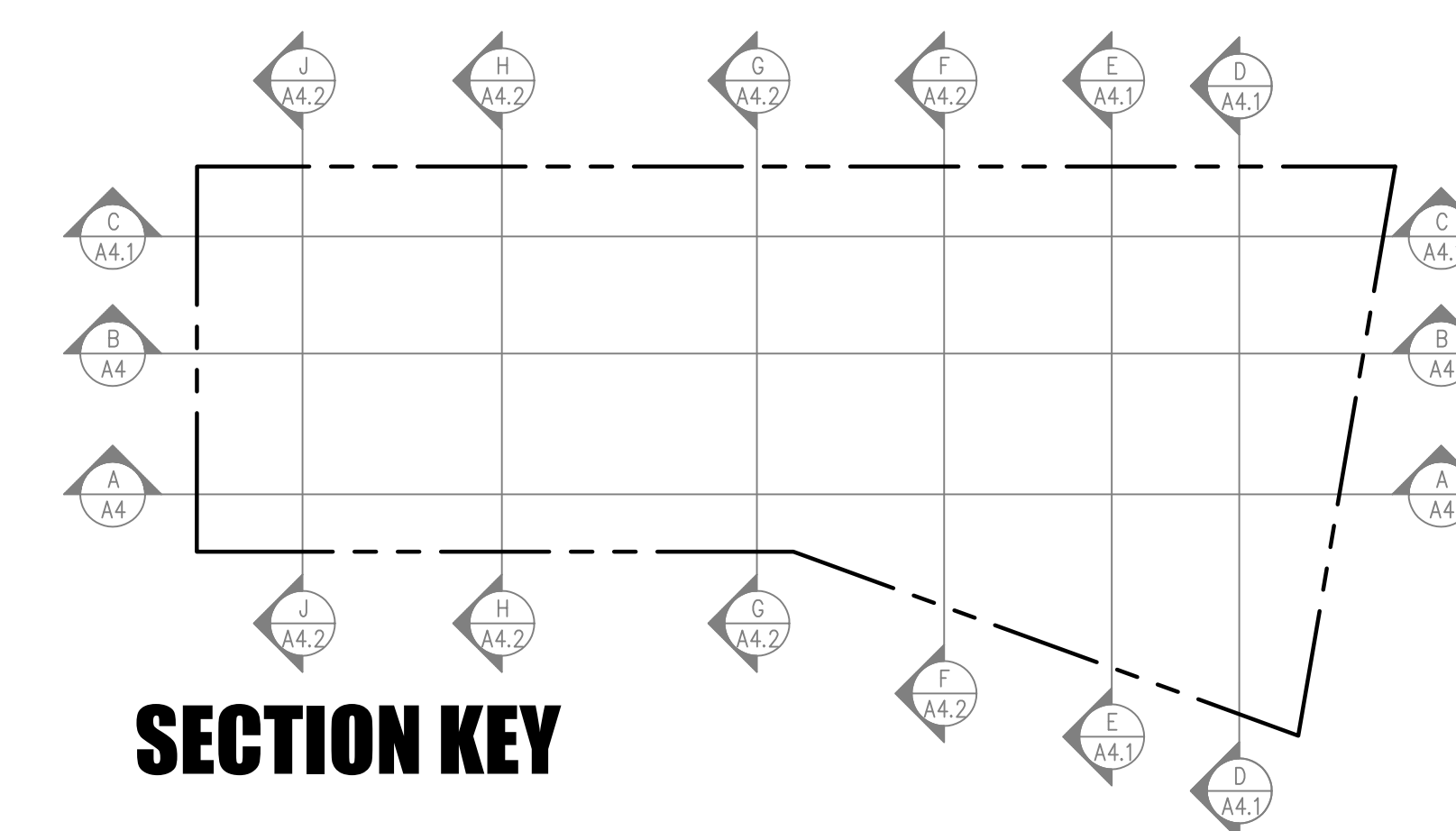
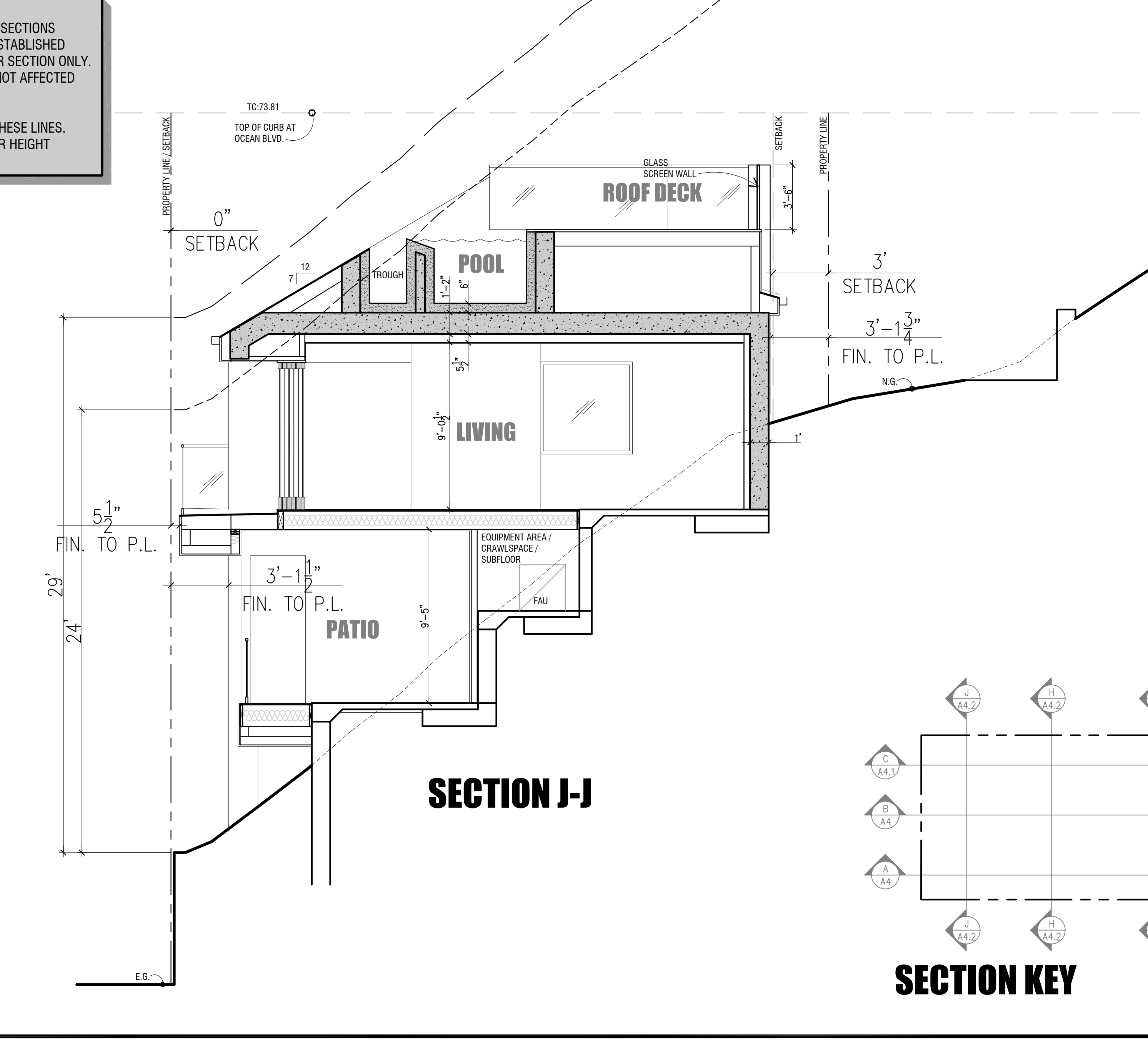
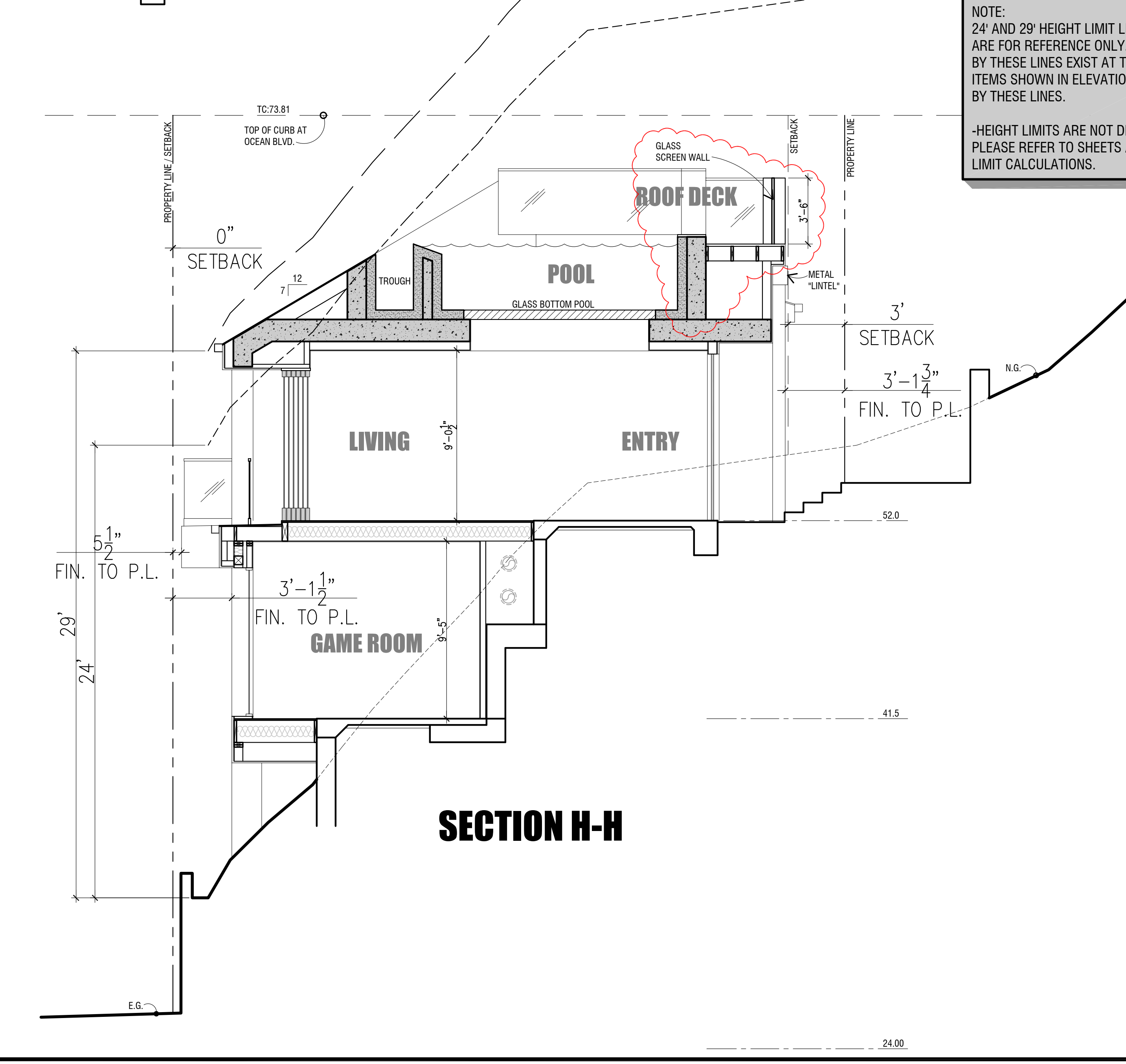
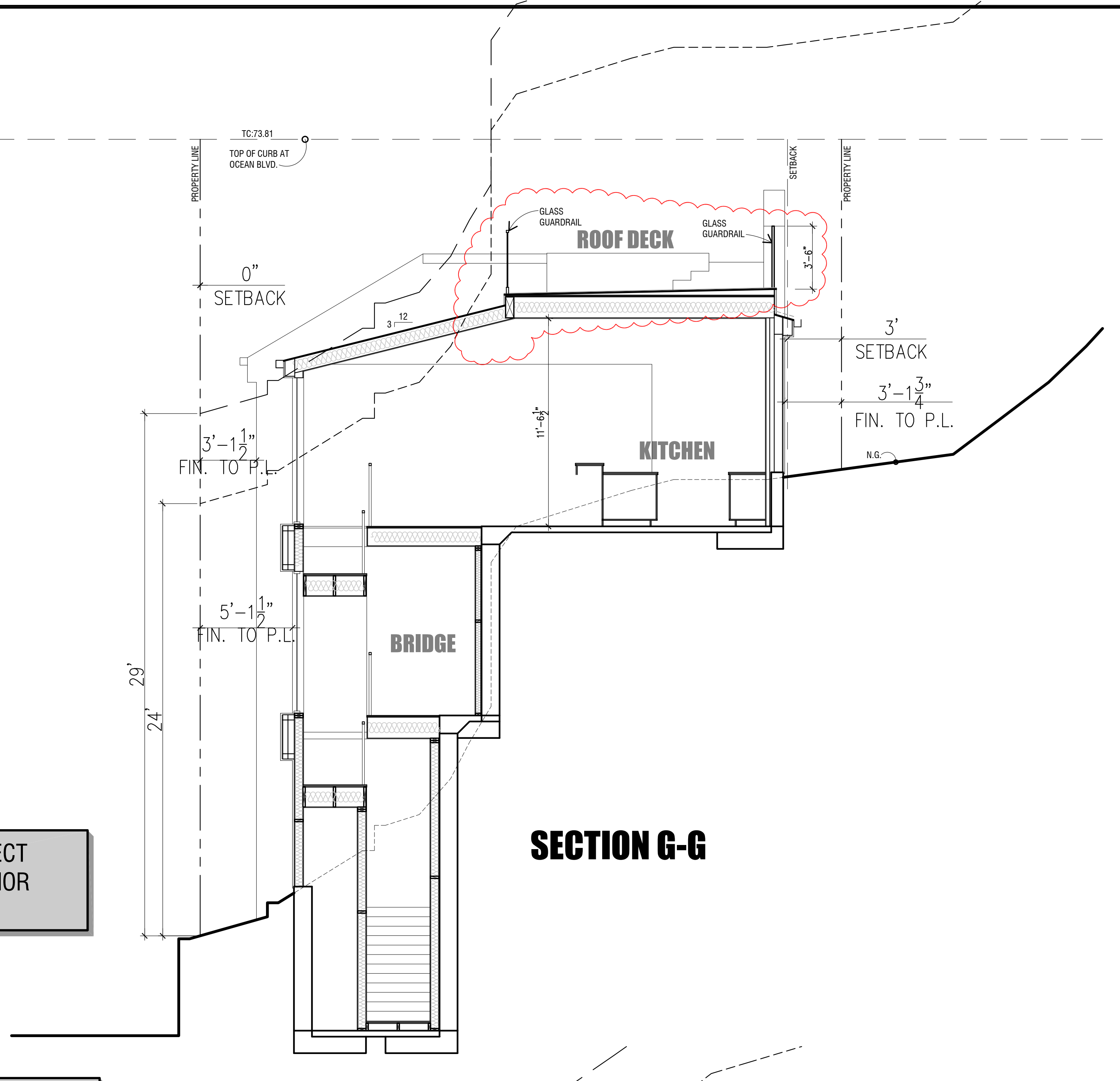
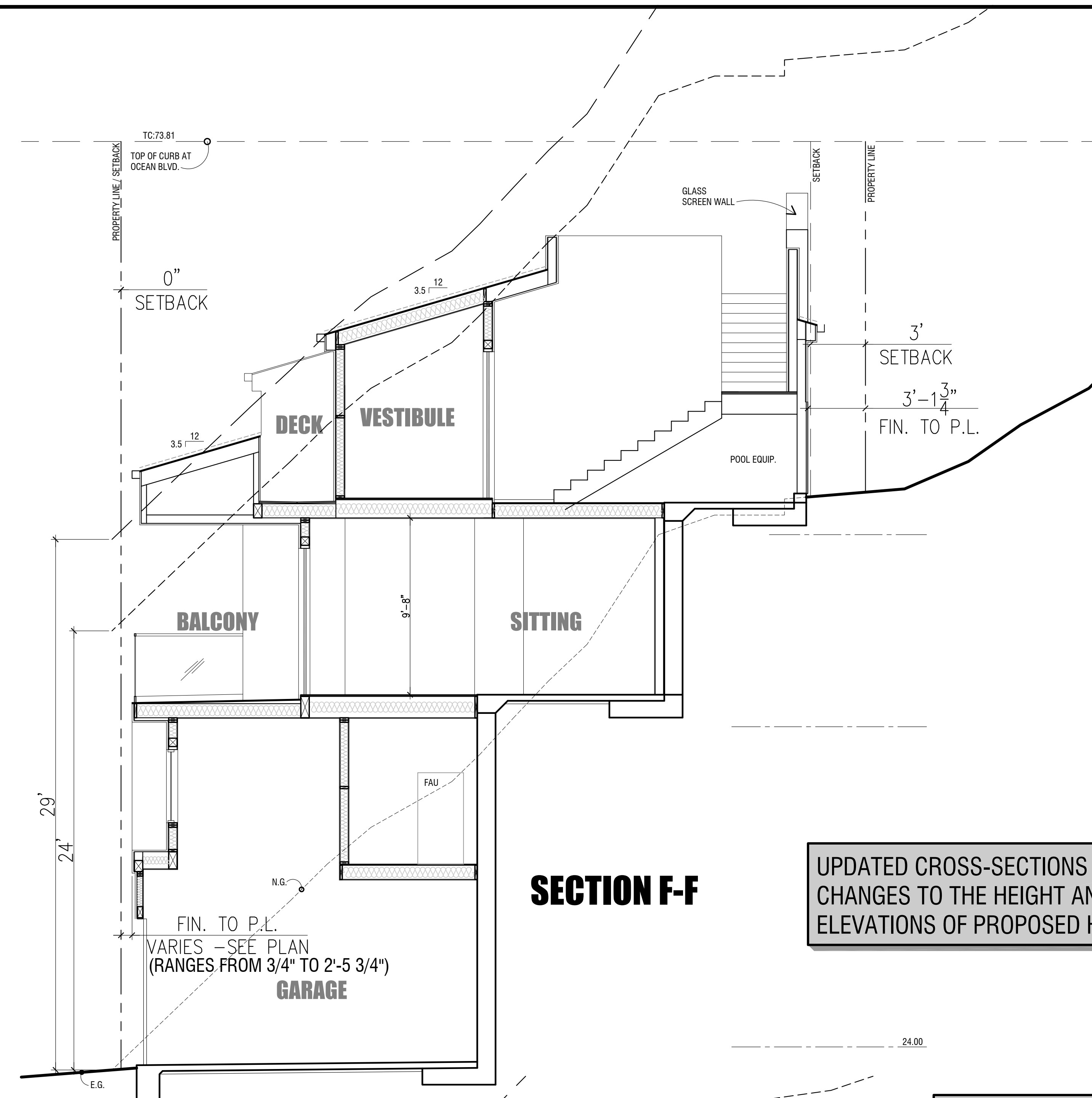
PROJECT
2607 OCEAN
 2607 OCEAN BLVD.
 CORONA DEL MAR, CA. 92625

SHEET
 BUILDING SECTIONS
 REVISIONS:
 Plot Date: 10/21/19
 START DATE: 6/14/16
 SCALE: 1/4" = 1'-0"
SHEET
A-4.2

- KEY NOTES - SECTIONS**
- 2x RAFTERS / ROOF JOISTS - SEE FRAMING PLAN
 - BEAM PER STRUCTURAL
 - CONCRETE FOUNDATION AND FOOTINGS - SEE FOUNDATION PLAN
 - CONCRETE SLAB w/ REINFORCING STEEL w/ W/P MEMBRANE. SEE A-1 AND STRUCT. FOR SLAB INFO.
 - 2x4 CEILING JOISTS @ 16" o.c.
 - DOORS AND WINDOWS - SEE PLAN-TYPICAL
 - 2x4 STUDS @ 16" o.c. (TYPICAL U.N.O.I.)
 - 2x6 STUDS @ 16" o.c.
 - 2x P.T.D.F. MUD SILL
 - FLOOR JOISTS @ 16" o.c. - SEE FRAMING PLAN
 - EXTERIOR PLASTER w/ METAL LATH w/ BUILDING PAPER COLOR COAT. - SEE SPECIFICATIONS - SHT A-3
 - EXTERIOR WOOD SIDING w/ BUILDING PAPER SEE SPECIFICATIONS - SHT A-3
 - GUARD + 42" ABOVE ADJACENT SURFACE FROCKETS - MAX. SPACE 3-7/8" BETWEEN
 - 5/8" PLYWOOD ROOF SHEATHING - SEE TITLE 24 FOR RADIANT BARRIER - AS OCCURS.
 - 1-1/8" TAG PLYWOOD SUBFLOOR
 - FLUSH BEAM - SEE FRAMING PLAN
 - LIGHTING - SEE PLAN
 - STAIRS. SEE PLAN FOR RISE AND RUN HANDRAIL - 34" TO 38" ABOVE NOSING
 - 2x SOLID BLOCKING
 - R-15 F.G. BATT. WALL INSULATION AT 2x4 WALLS. R-21 F.G. BATT. WALL INSULATION AT 2x6 WALLS. SEE TITLE 24.
 - R-21 INSULATION - PROVIDE GREATER THAN 6-1/2" JOIST SPACE.
 - R-30 INSULATION - PROVIDE GREATER THAN 10-1/2" JOIST SPACE.
 - ROOFING OVER WATERPROOF MEMBRANE SEE ROOF PLAN AND ELEVATIONS
 - MAINTAIN FINISH SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CRC R302.7. SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL (30/01)
 - 5/8" TYPE "X" GYPSUM BOARD AT WALLS THROUGHOUT GARAGE TO HOUSE. 5/8" TYPE "X" GYPSUM BOARD AT CEILING. PROVIDE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD AT CEILING WHEN TRUSS JOISTS ARE USED. -W/P GYPSUM BOARD ENTIRE GARAGE WHERE TYPE "X" NOT REQUIRED BY CODE.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. CRC R302.7
 - DECK: SEE "DECK MATERIAL" NOTE ON SHEET A-2.2.
 - FIRE BLOCK @ 10'-0" o.c. HORIZONTAL AND VERTICAL PER CRC R302.11
 - WATERPROOFING: INSTALL BELOW-GRADE WATERPROOF MEMBRANE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE PROTECTION BOARD FROM BACKFILL. INSTALL FRENCH DRAIN BEHIND RETAINING WALL PER SOILS REPORT. SEE DETAIL (30/01)

- GENERAL NOTES - SECTIONS**
- PROVIDE FIRE BLOCKS @ 10'-0" o.c. BOTH VERTICALLY AND HORIZONTALLY PER CRC R302.11
 - CONCEALED WALL SPACE NOT TO EXCEED 10 FEET VERTICAL HORIZONTALLY. CRC R302.11
 - WHERE "LIGHT-WEIGHT CONC" IS CALLED OUT, INSTALL w/ WATERPROOF MEMBRANE w/ PLYWOOD SHEATHING.

NOTE TO STRUCT. ENGR
 PROVIDE 1 1/2" FLOOR SHEATHING UNLESS NOTED OTHERWISE.
 FOR SHEAR WALLS GREATER THAN 5FT LONG USE 6" LESS THAN THE MEASURED LENGTH FOR CALCULATION PURPOSES WHEREVER POSSIBLE.





CITY OF NEWPORT BEACH

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Newport Beach, California 92660

949 644-3200
newportbeachca.gov/communitydevelopment

October 4, 2019

Zach Rehm, District Supervisor
California Coastal Commission
301 East Ocean Boulevard, Suite 300
Long Beach, California 90802

RE: Voluntary Donation
2607 Ocean Boulevard, Corona del Mar, California 92625
Appeal Number: A-5-NPB-18-0006

Dear Mr. Rehm:

The City of Newport Beach ("City") has been approached by the applicant and homeowner (collectively, "Applicant") for 2607 Ocean Boulevard regarding a voluntary donation to the City to help improve public access and public views in the coastal zone.

Specifically, the Applicant has offered to make a donation of Fifty Thousand and 00/100 Dollars (\$50,000.00) to the City to help mitigate any potential public view impacts that may result from the construction of the Applicant's reduced residential home project.

As evidenced by the City's Planning Commission's prior approval, the City is supportive of the Applicant's residential home project. We understand during the pendency of this appeal, the Applicant has further reduced the scope of the residential home project to mitigate any potential public view impacts.

I believe the City is willing to accept the Applicant's voluntary donation and we will use the donated funds towards future projects that help improve public access and public views in the coastal zone. Pursuant to City Council policy, donations of this amount require City Council approval and I do not anticipate any resistance whatsoever to accepting the donation as described in this letter.

If you have any questions, please do not hesitate to contact me at 949-644-3210 or by email at jcampbell@newportbeachca.gov. Thank you.

Sincerely,

James Campbell, Deputy Community Development Director

cc: Fernie Sy, Coastal Program Analyst