

November 09, 2017

# Ginsberg Family Home

An architectural rendering of a modern, multi-story family home. The house features a prominent chimney on the right side, large windows, and a balcony. The scene is set against a dark, twilight sky with some trees and landscaping visible in the foreground.

# Who we are...

- Nicholson Companies
- Local Business
- 30+ years as a local home builder
- Design and Build OC Luxury Homes
- Longstanding resident of Newport Beach

# Design Inspired Residences



# Design Inspired Residences



# Design Inspired Residences



# Community Meeting



# Community Meeting



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# Ginsberg Home

## ■ Project Description

- Coastal Development Permit
- Variance
- Demolish an existing single family home and construct a new 4,500 sf single family home with a 683 sf garage

## ■ Project Location

- The property is located in Corona del Mar on a bluff within China Cove, southeast of the end of Ocean Boulevard at Carnation Avenue
- 2607 Ocean Boulevard

# Vicinity Map



# Site Aerial



# View from Way Lane



# View from Ocean



# Ginsberg Home - Background

- The site is 4,257 square feet in size
- The site contains a 35-foot grade difference
- The site has a lot depth ranging from 35 feet to 53 feet.
- The lot is disproportionately shallow resulting in a long and narrow building envelope.
- The long narrow portion of the lot would allow a maximum building area only 15 feet in width and represents over 55 percent of the lot area
- The code-required setback areas comprise 55% of the lot area

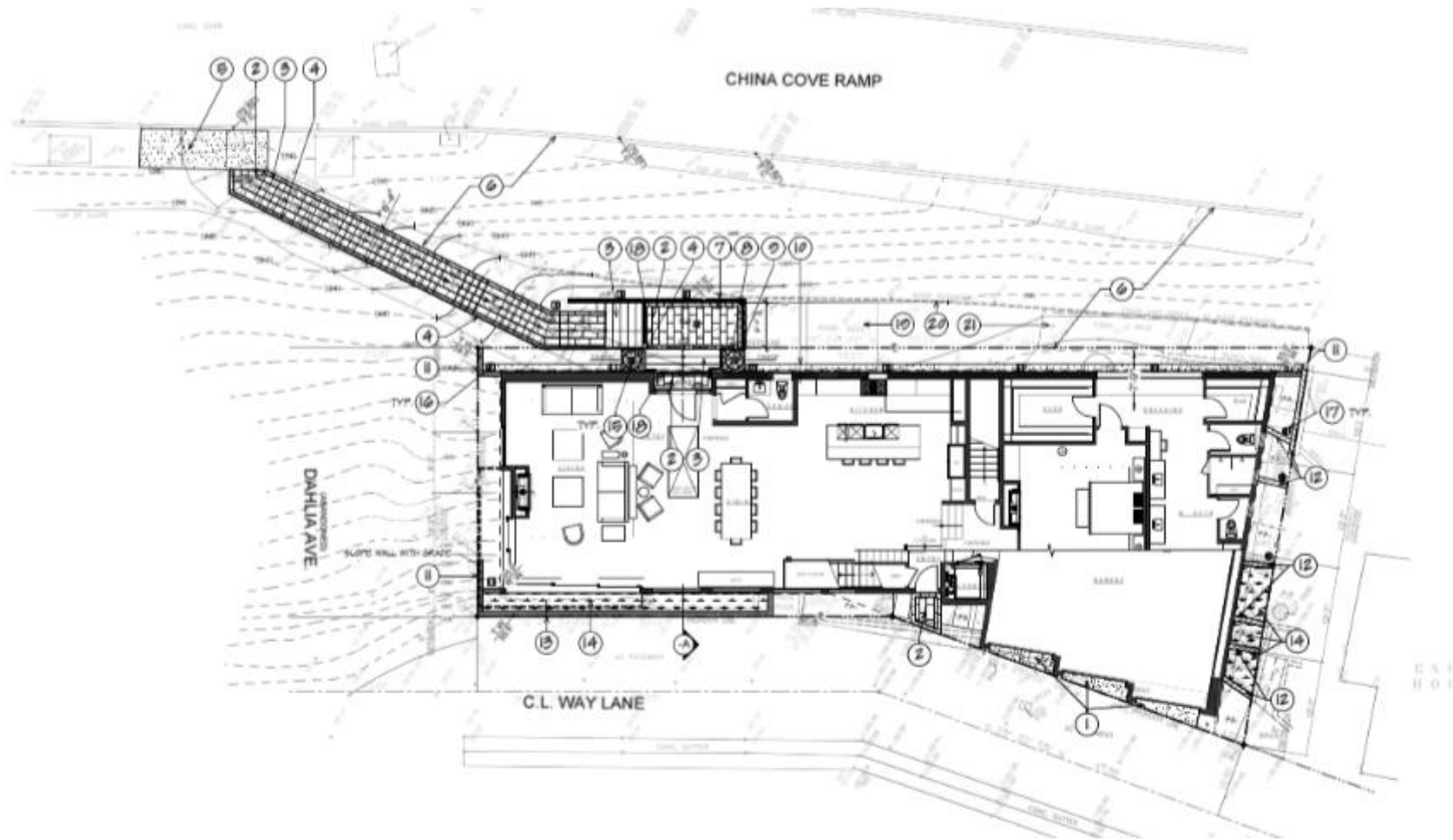


# Ginsberg Home – Project Request

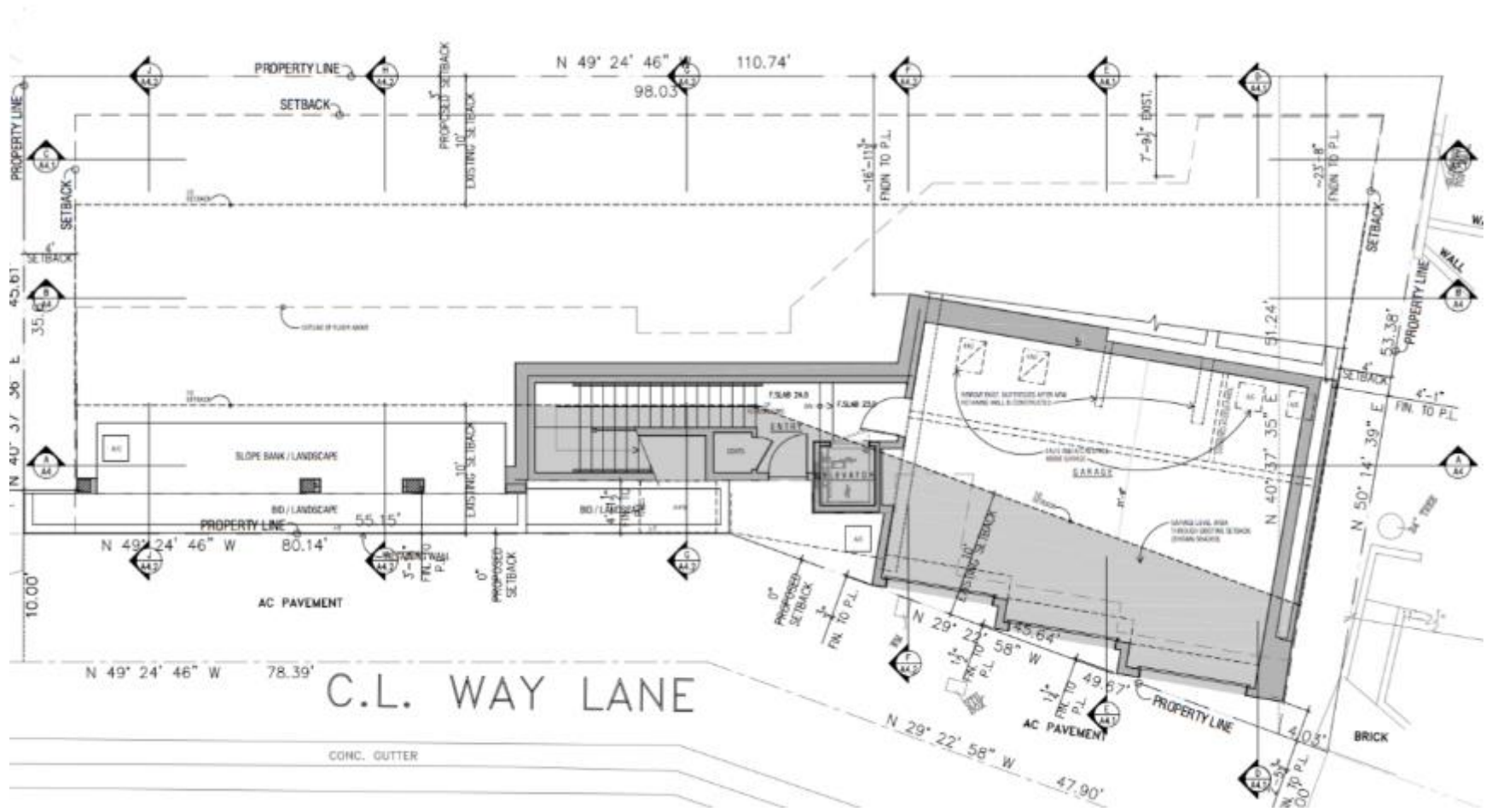
Request to:

- Demolish an existing single-family residence
- Construct a new 4,500 square-foot single-family residence with a 683 sf garage.
- Access would be provided from Way Lane and a walkway to Ocean Boulevard

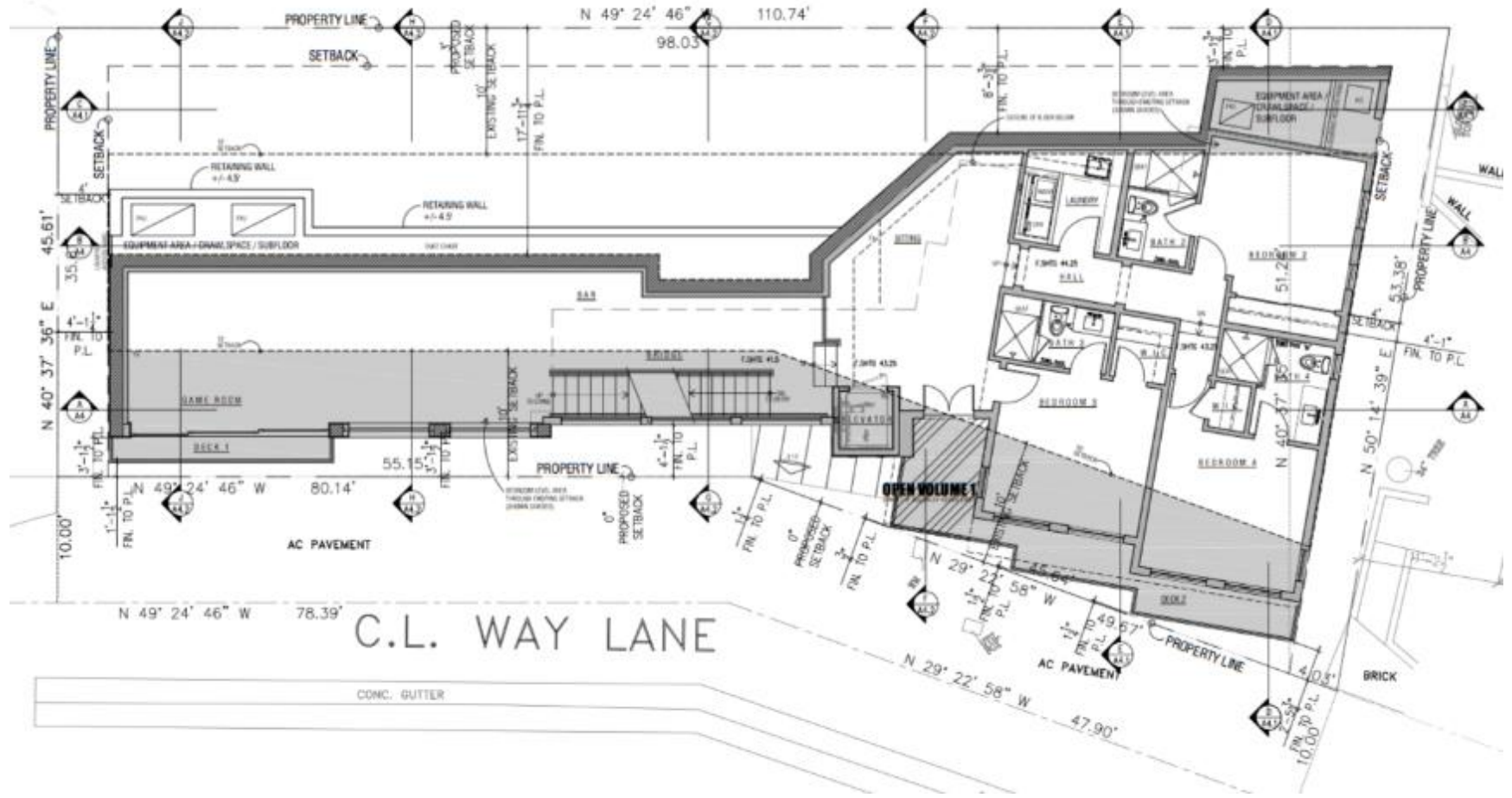
# Site Plan



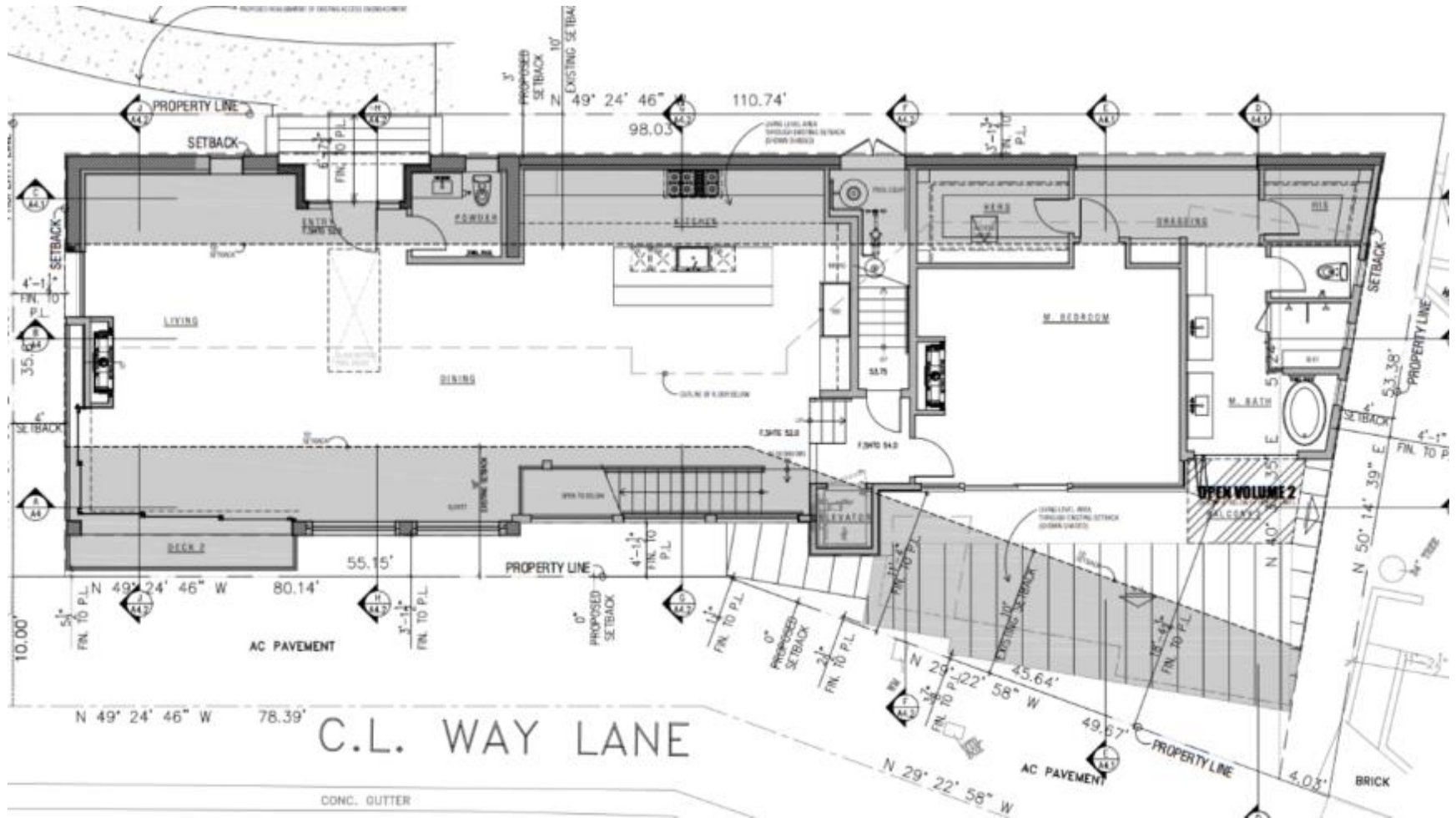
# First Floor/Garage Plan



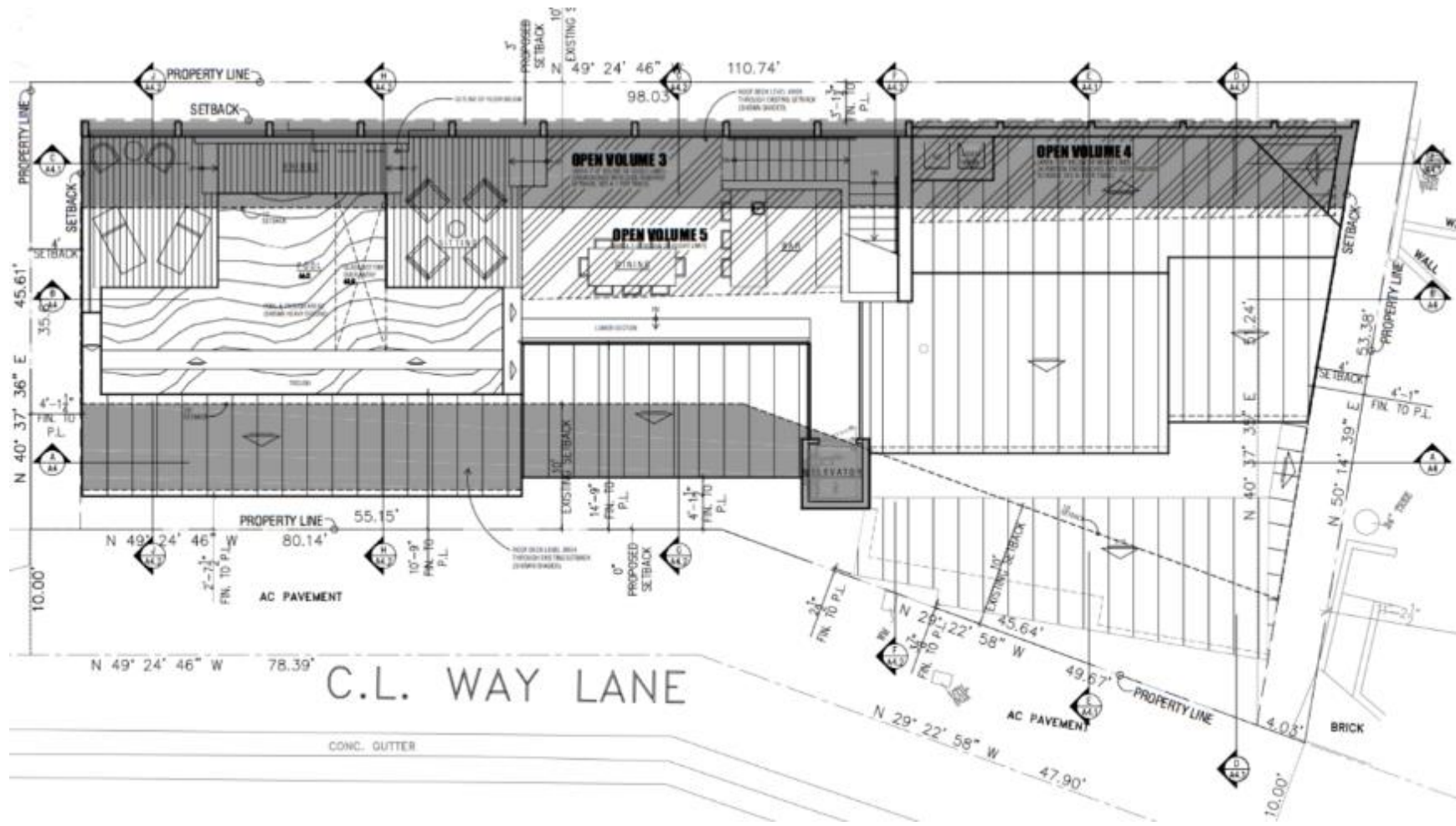
# Second Floor/ Bedroom Plan



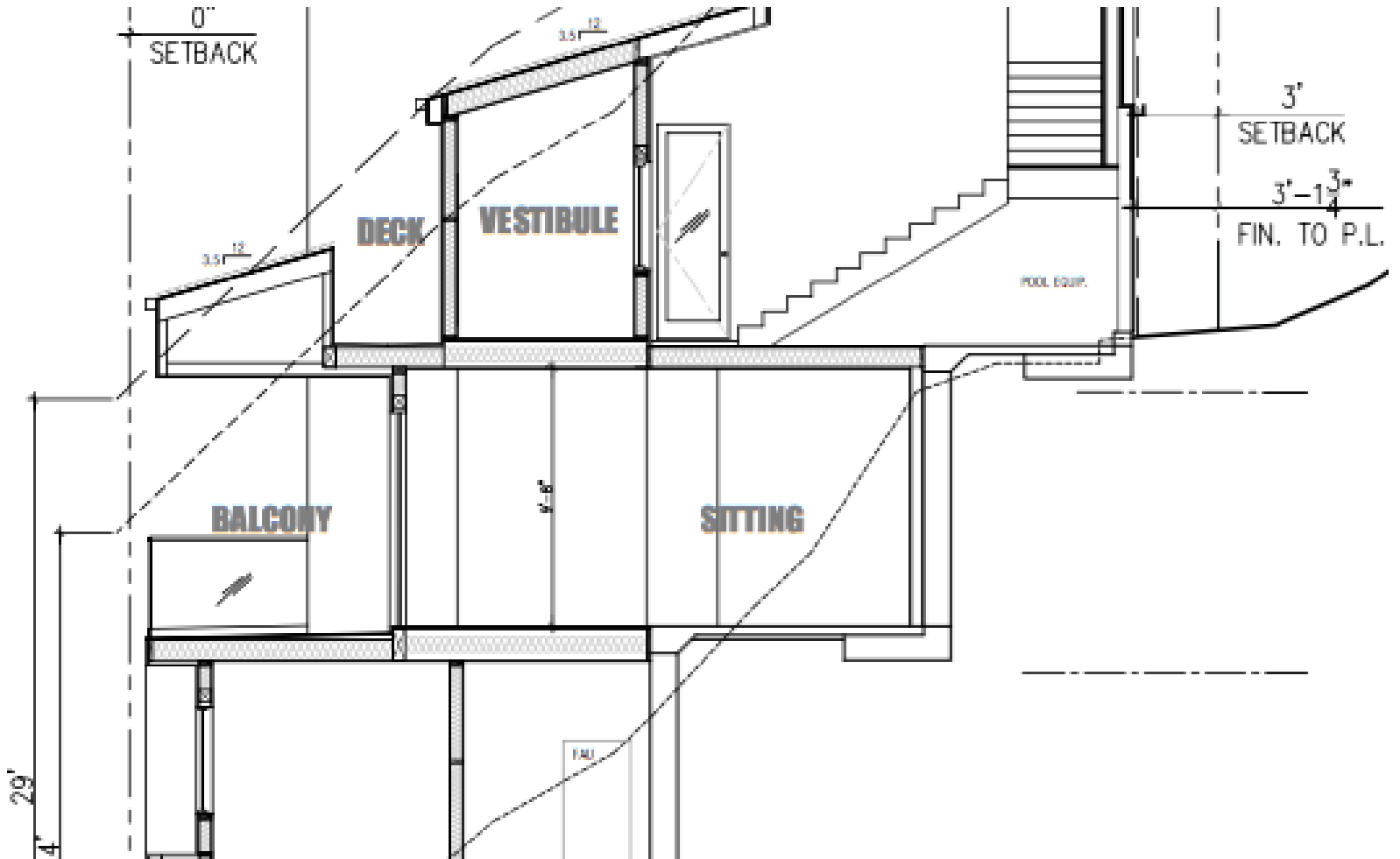
# Third Floor/Living Area Plan



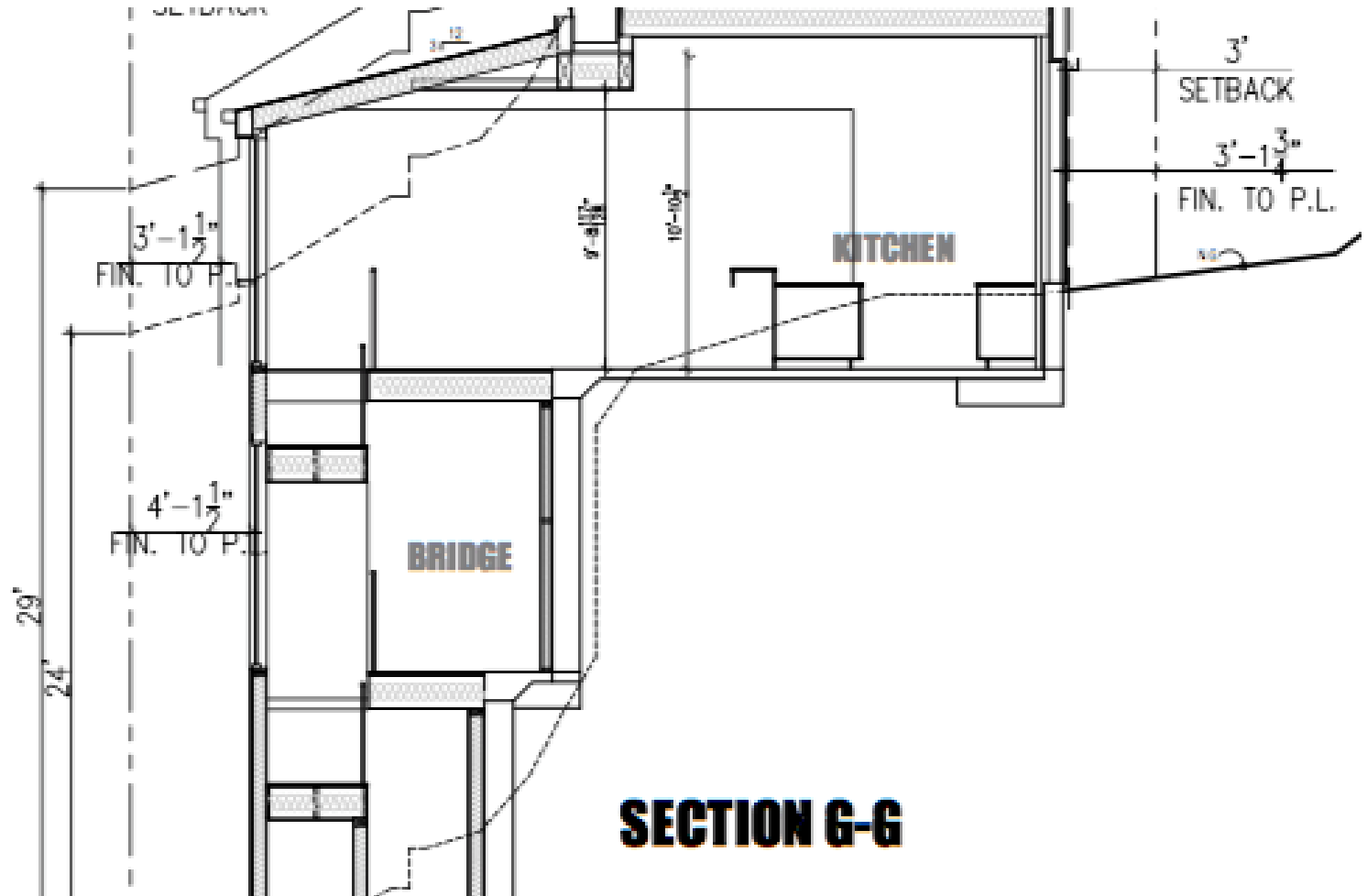
# Roof Deck



# Cross Sections



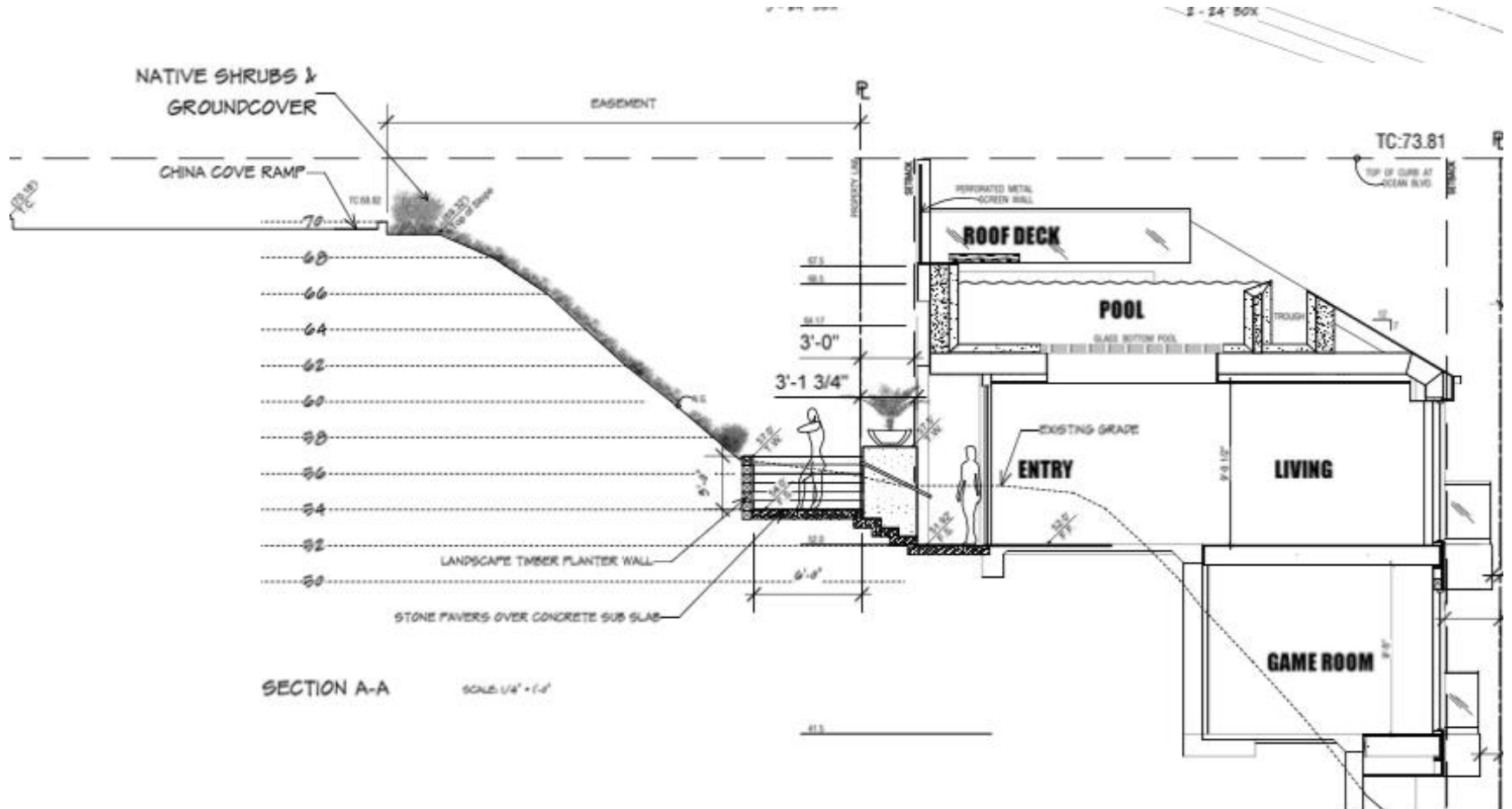
# Cross Sections



**SECTION G-G**



# Cross Sections



# Ginsberg Home



# Ginsberg Home



# Ginsberg Home



# Variance Requests

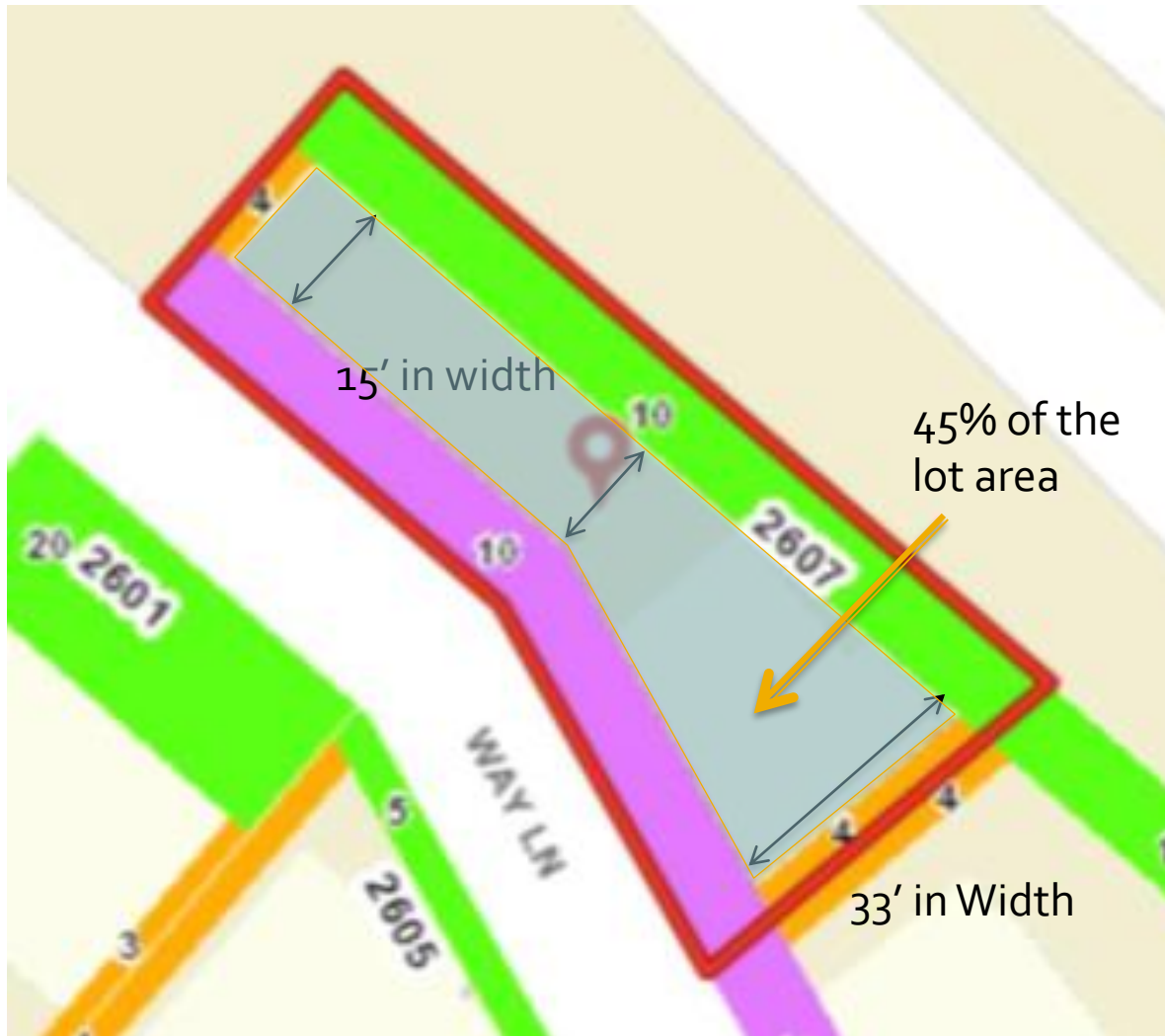
- Encroach 10 feet into the 10-foot RY setback on Way Lane;
- Encroach 3 feet into the 10-foot FY setback on Ocean Boulevard;
- Exceed the maximum floor area;
- Exceed the 29-foot height limit for an elevator shaft by up to 14 feet and portions of the roof deck guardrail to exceed the 24-foot for a flat roof/guardrail by up to 8 feet; and
- Provide open volume within the required setback areas.



# Setbacks



# Setbacks



Setbacks equal 55% of the lot area

Buildable area is 15' in width for more than half the lot

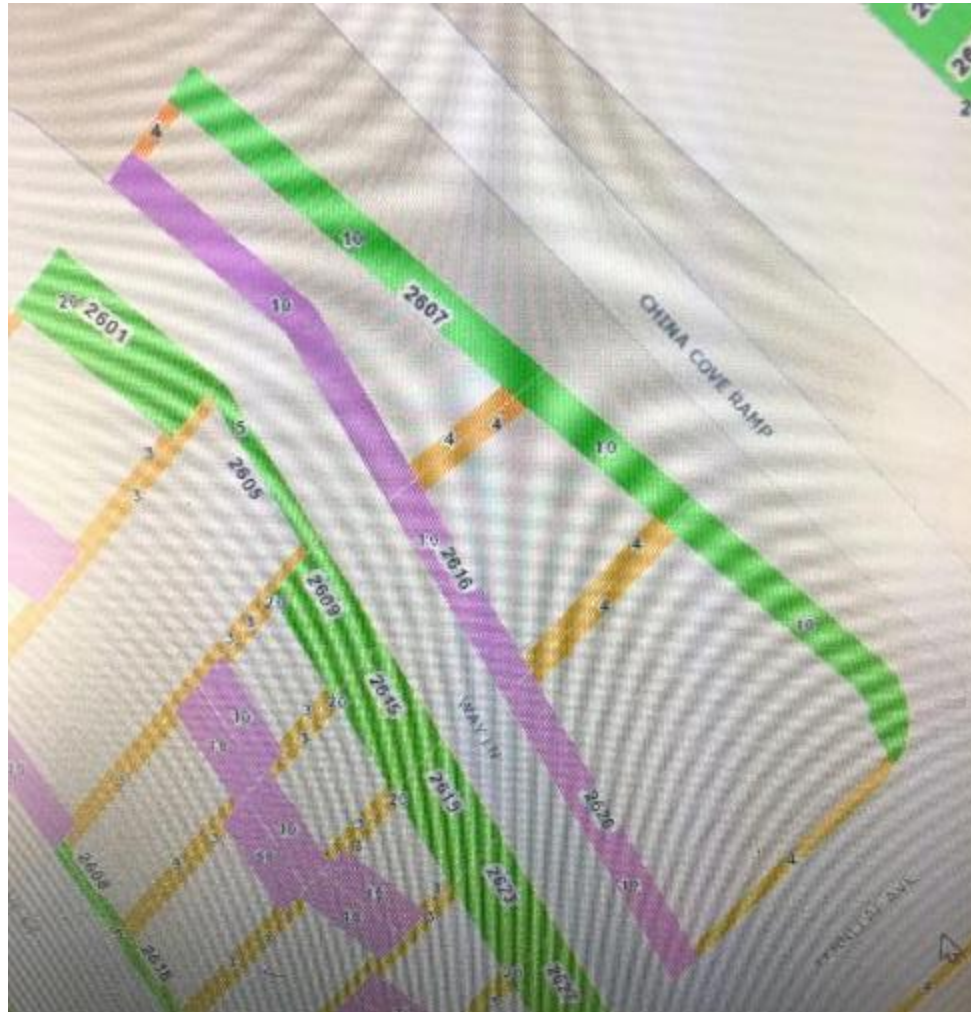
Extreme topography limits building footprint design (1:1 slope)

Existing house encroaches into setbacks



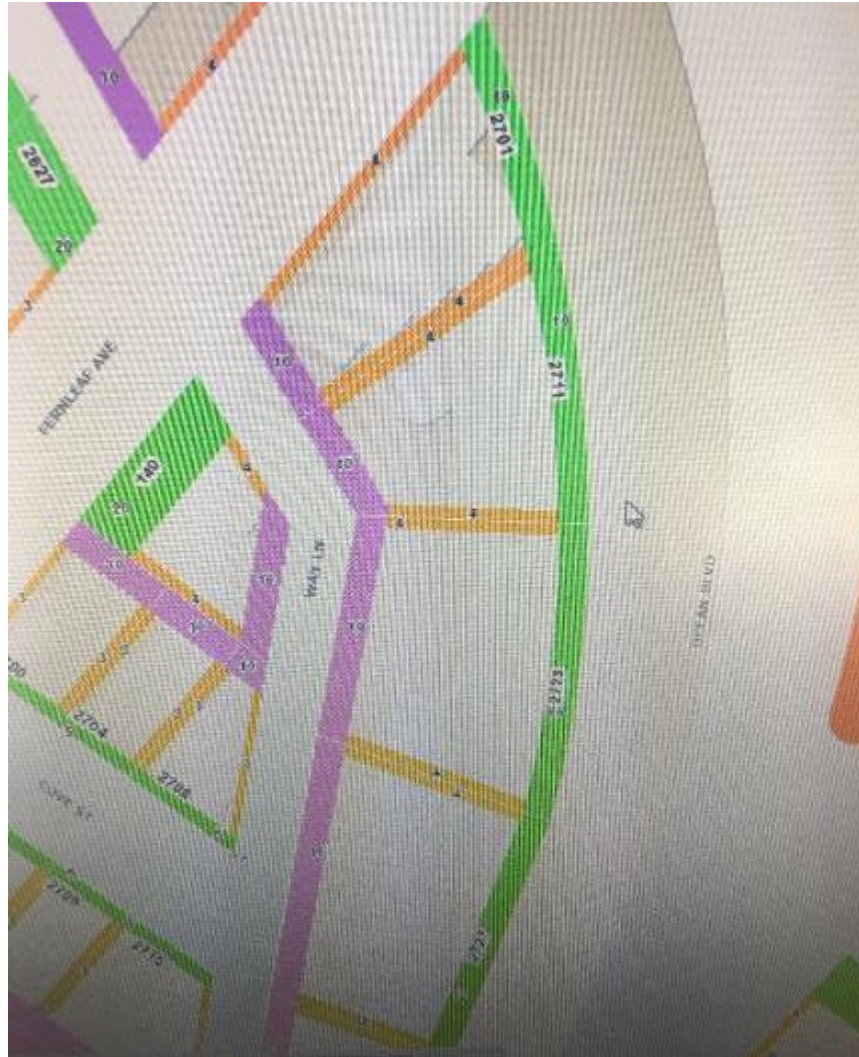
# Setbacks

Disproportionate  
Impact of Code  
Requirements due  
to shape, size and  
topography of lot



# Setbacks

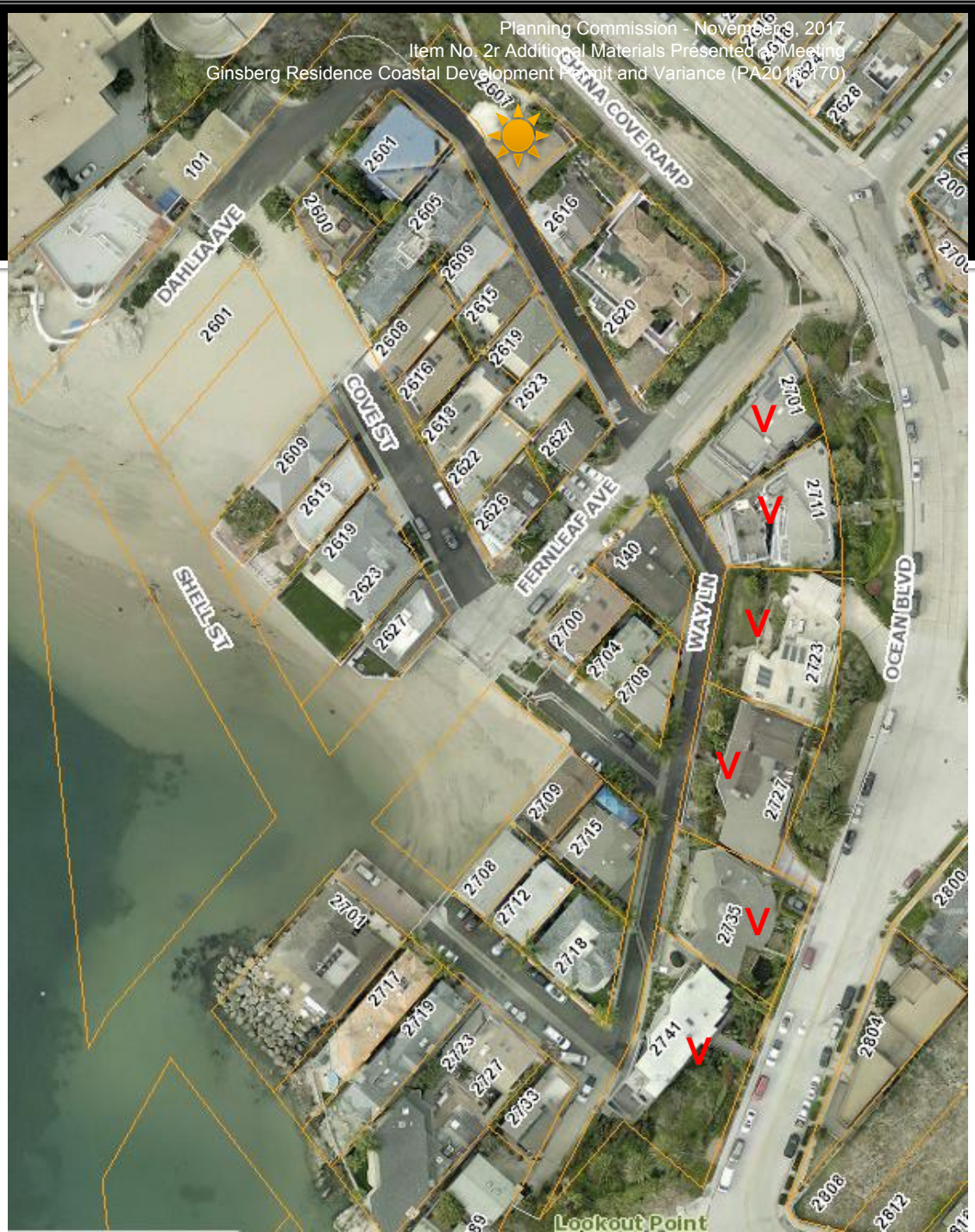
Disproportionate  
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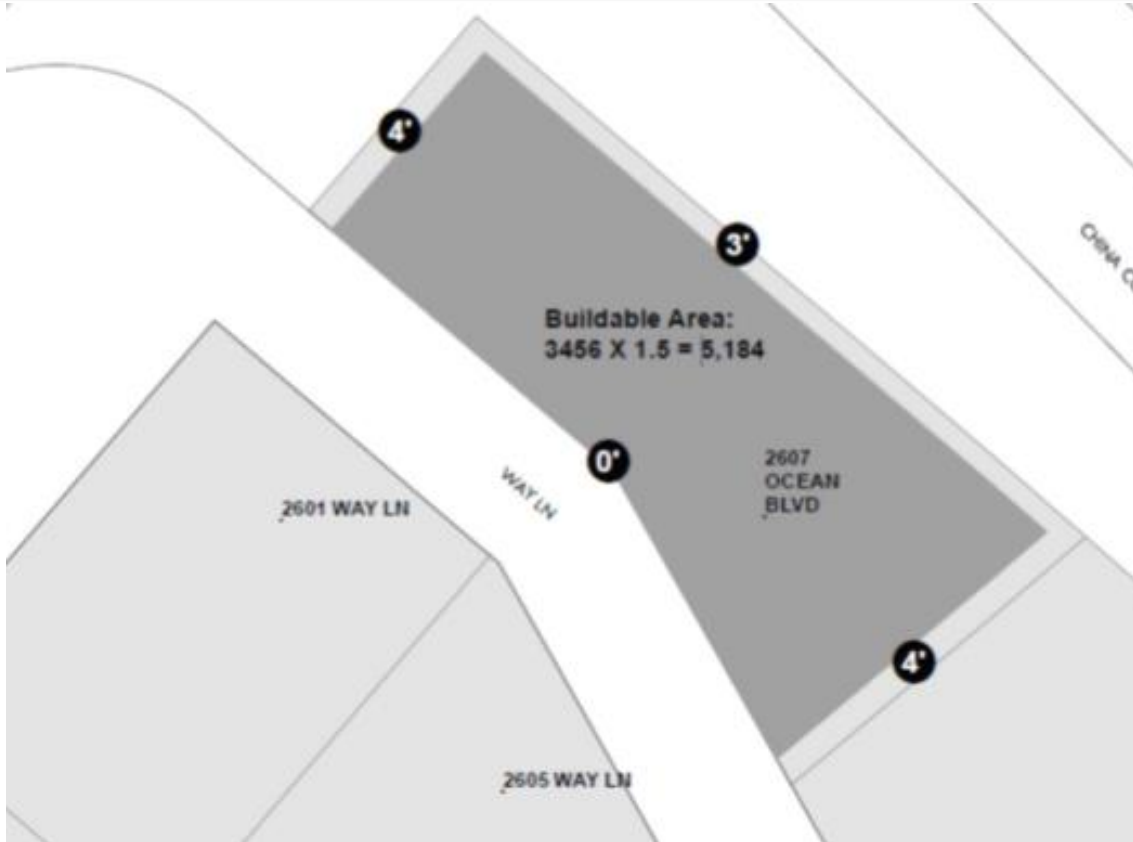
# Setbacks

## Modifications/Variations Granted

- MD 3120 (2701 Ocean Blvd.) – Setbacks
- VA 1126 (2711 Ocean Blvd.) – Buildable Area, Side Setback
- VA 2014-005 (2723 Ocean Blvd.) – Rear and Front Setback, Height
- MD 2951 (2727 Ocean Blvd.) – Rear, Front and Side Setbacks
- VA876 (2735 Ocean Blvd.) - Buildable Area, Height and Setbacks
- VA2015-05 (2741 Ocean Blvd.) - Height and Setbacks



# Buildable Area



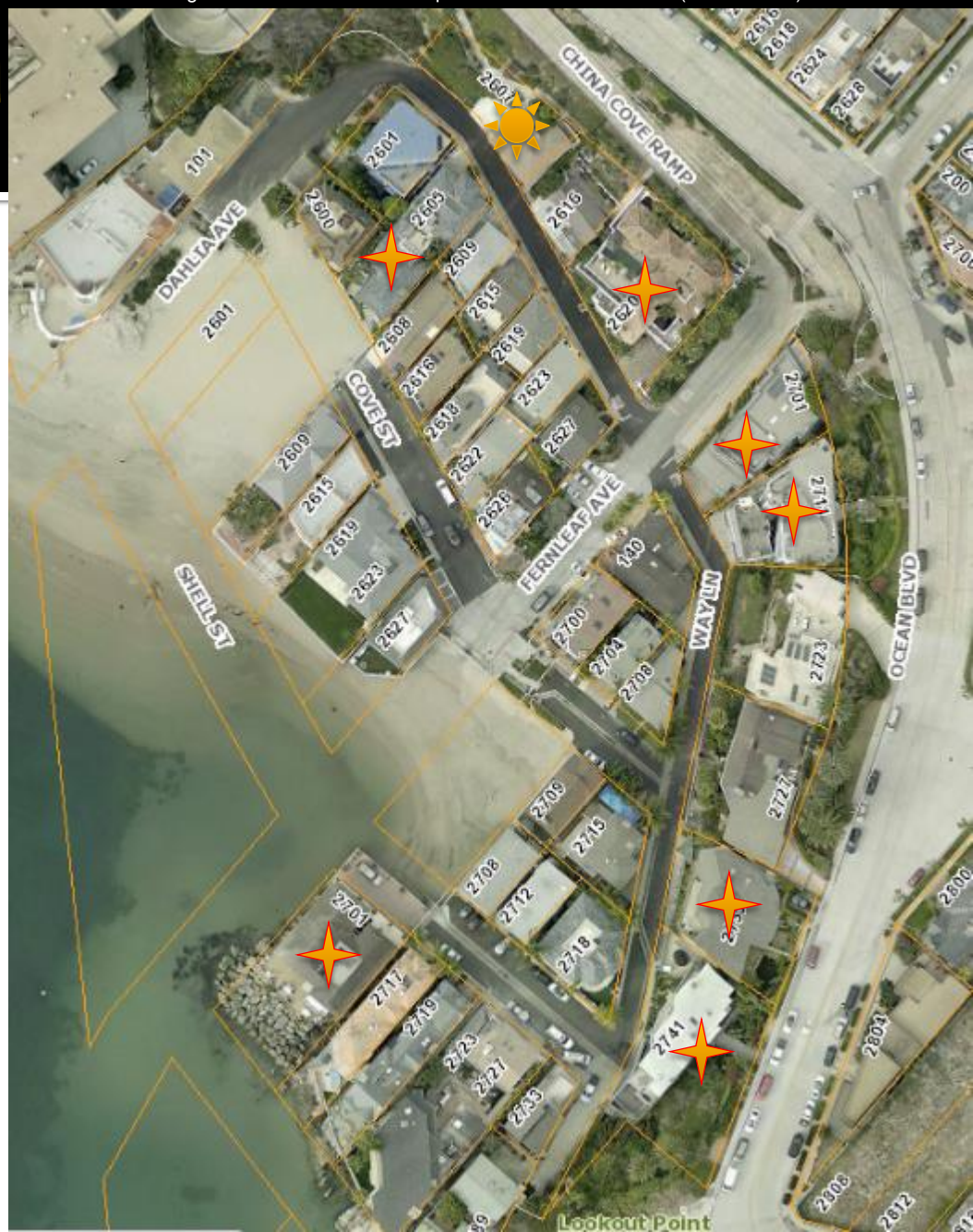
Maximum Gross Floor Area = 1.5 x  
Buildable Area

- Code allows 2,865 sf floor area
  - FAR of 0.67
- Proposing 5,184 sf floor area
  - 4,500 sf house; 683 sf garage
  - FAR of 1.218

# Buildable Area

## Building Size Comparison

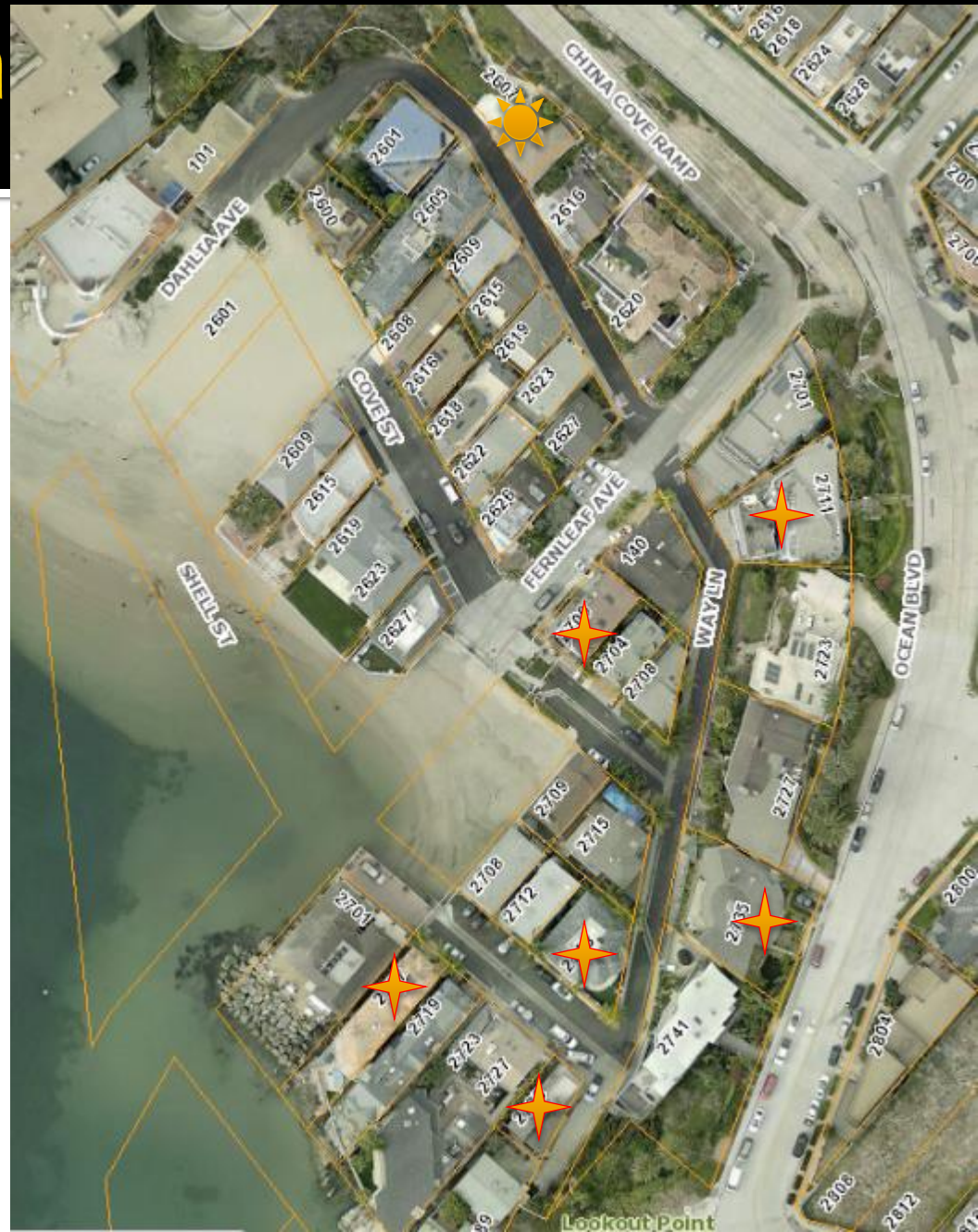
2741 Ocean –	10,048 sf
2735 Ocean –	8,600 sf
2620 Way Lane –	8,042 sf
2711 Ocean –	6,712 sf
2605 Way Lane –	5,665 sf
2701 Shell Street –	5,276 sf
<u>Subject Property – 4,500 sf</u>	
2701 Ocean –	4,260 sf



# Buildable Area

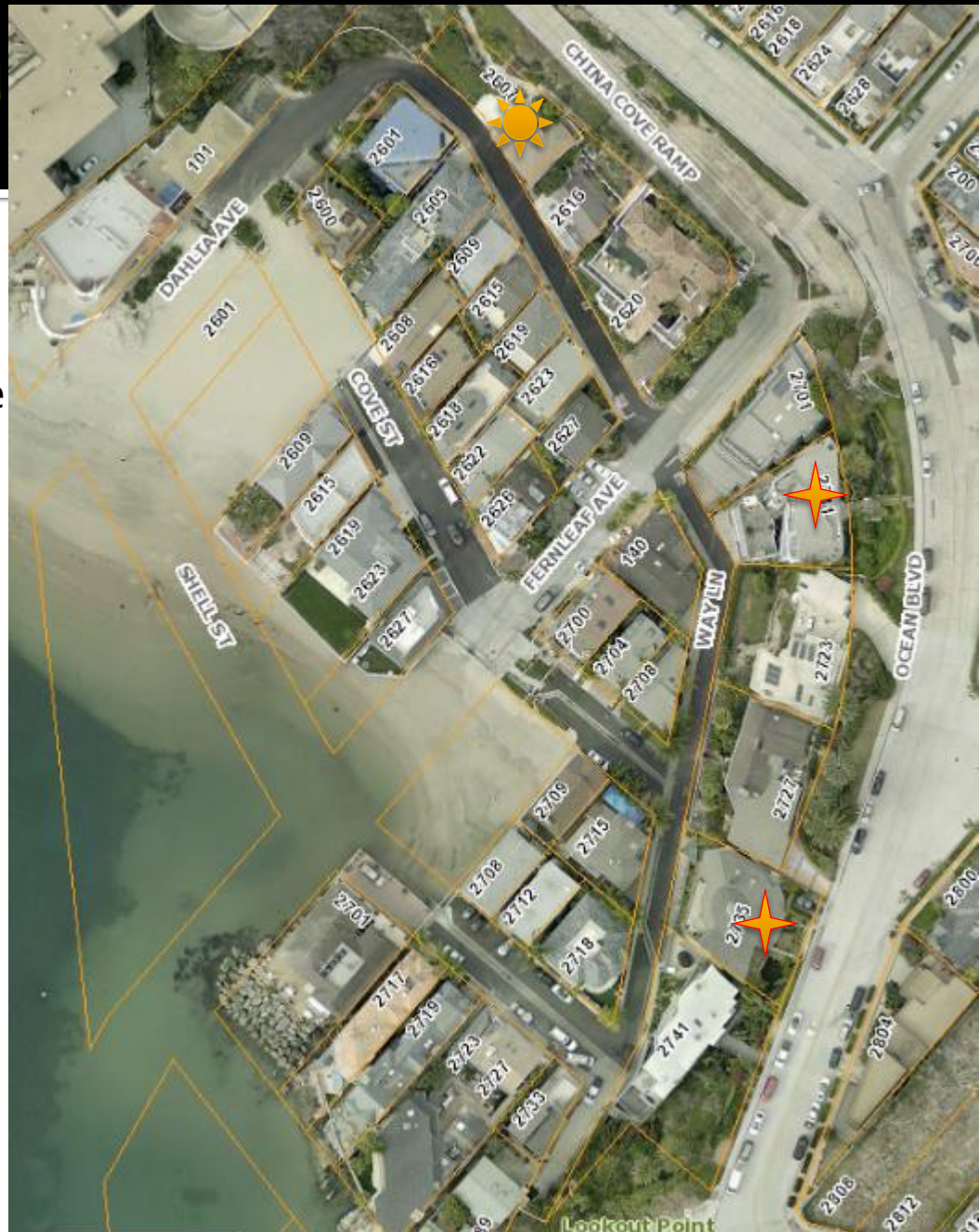
## FAR Comparison

2717 Shell –	1.88
2733 Shell –	1.63
2711 Ocean –	1.40
2735 Ocean –	1.32
2700 Cove –	1.26
<b><u>Subject Property – 1.218</u></b>	
2718 Shell –	1.10

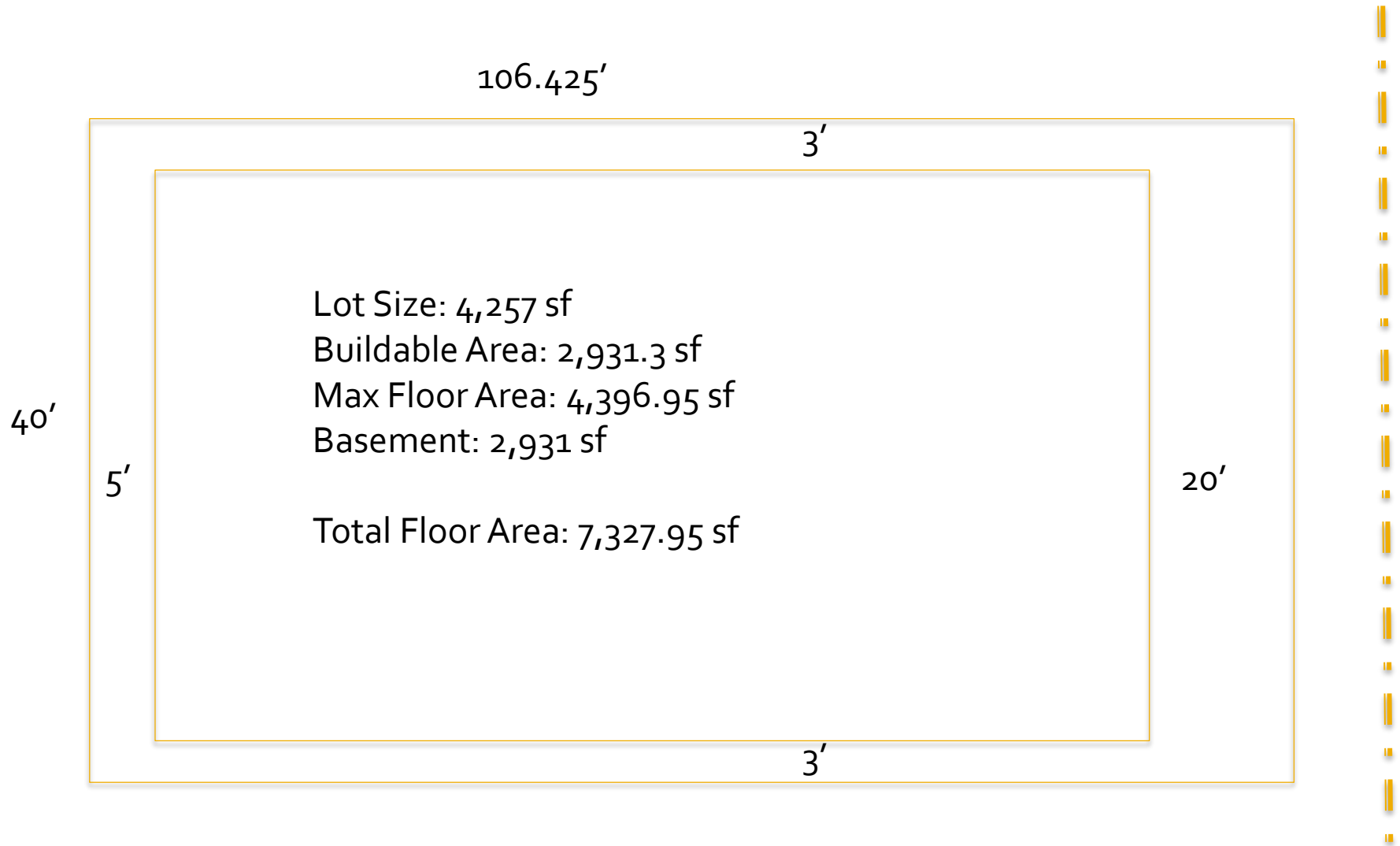


# Buildable Area

VA 1126 (2711 Ocean Blvd.) – Buildable Area  
VA876 (2735 Ocean Blvd.) - Buildable Area

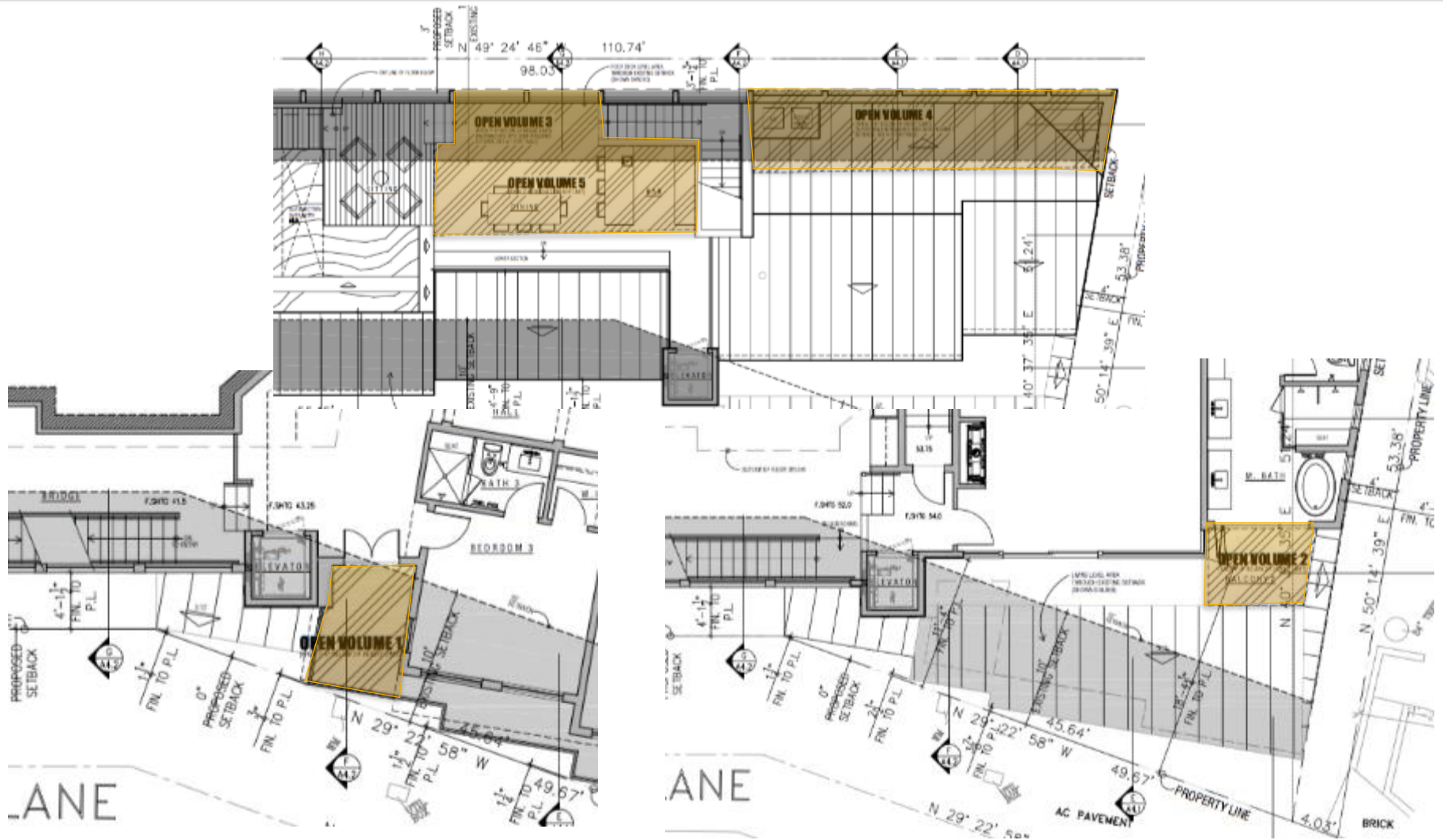


# Buildable Area

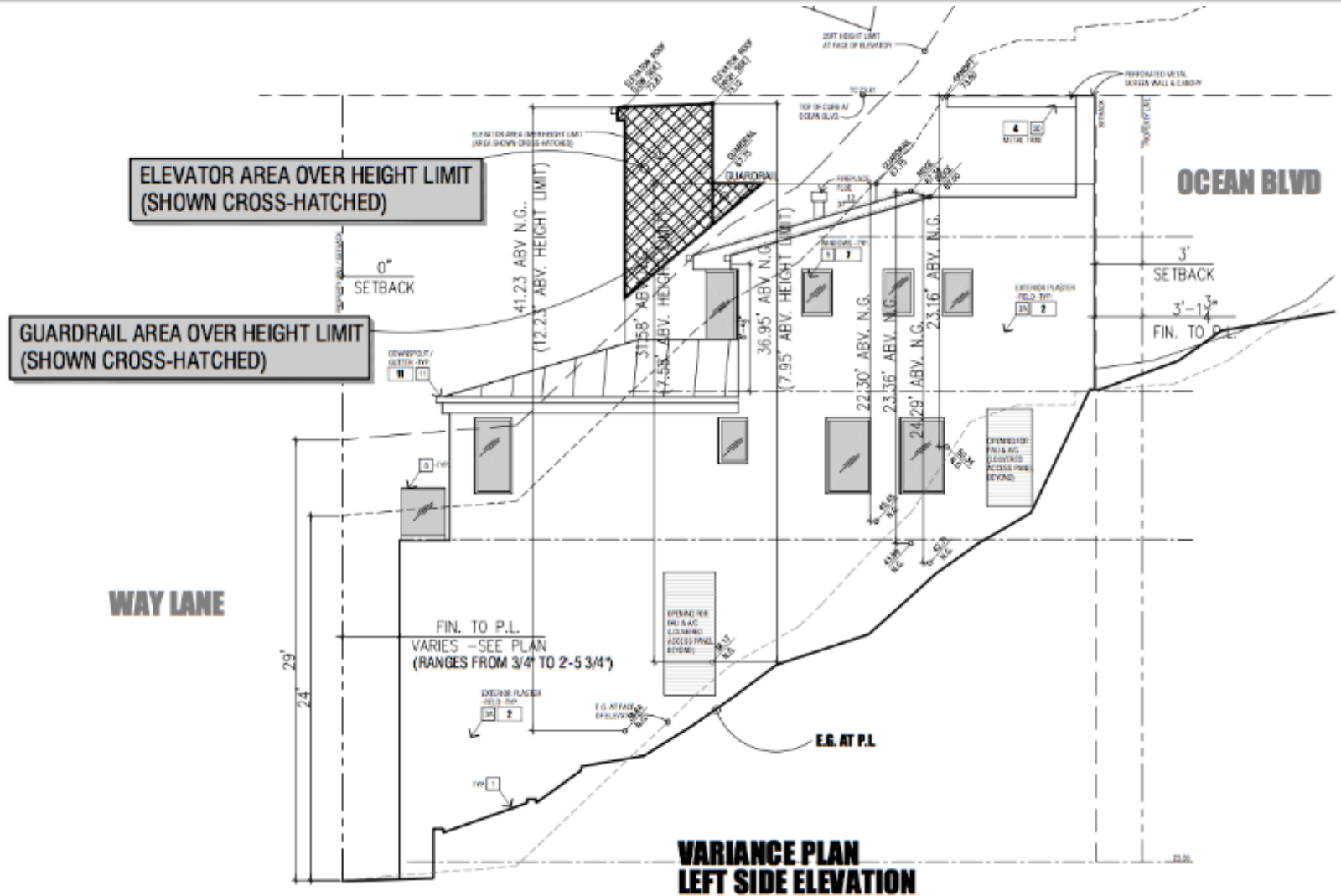




# Open Volume Area

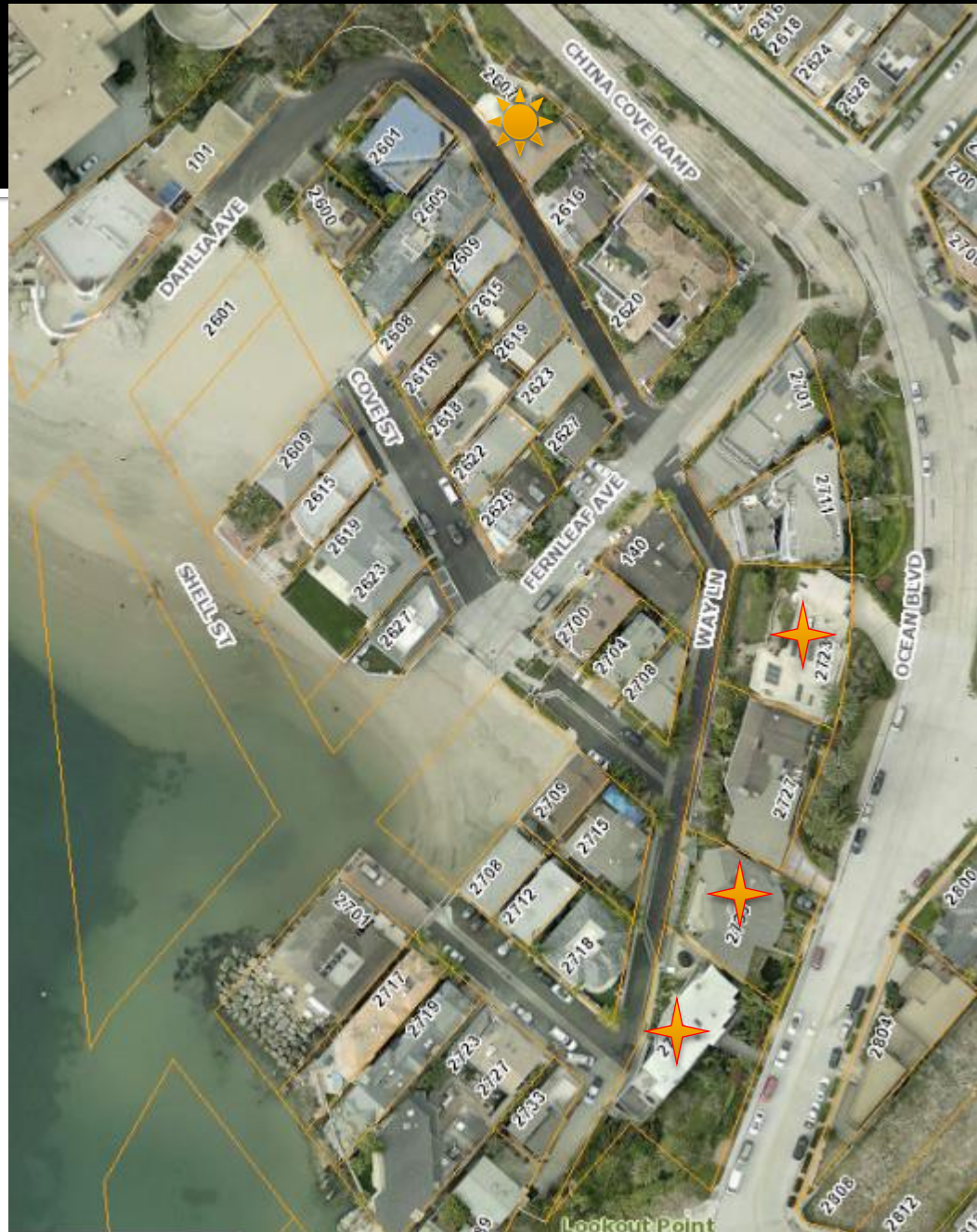


# Height



# Height

- VA 2014-005 (2723 Ocean Blvd.) – Height
- VA876 (2735 Ocean Blvd.) - Height
- VA2015-05 (2741 Ocean Blvd.) - Height



# Findings of Fact

Both State law and Section 20.52.090F of the City's Zoning Code require the Planning Commission to make the following findings before approving a variance:

- There are **special or unique circumstances** or conditions applicable to the property (**e.g. location, shape, size, surrounding, topography, or other physical features**) that do not apply generally to other properties in the vicinity under identical zoning classification;
- Strict compliance with Zoning Code requirements would **deprive the property owner of privileges enjoyed by other properties** in the vicinity and under identical zoning classification;
- Granting the Variance is **necessary for the preservation and enjoyment** of substantial property rights of the applicant;
- Granting of the variance **will not constitute a grant of special privilege** inconsistent with the limitations of other properties in the vicinity and in the same zoning district;
- Granting the Variance **will not be detrimental** to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood; and
- Granting of the Variance **will not conflict** with the intent and purpose of this Section, this Zoning Code, the general Plan, or any applicable plan.

# Elements of Interest

- Height/Visibility From Ocean Boulevard
- Height/Visibility From China Cove Ramp
- Proposed Floor Area
- Compatibility with the Neighborhood

# Height/Visibility From Ocean



# Height/Visibility From Ocean



# Height/Visibility from Ramp

Planning Commission - November 9, 2017  
Item No. 2r Additional Materials Presented at Meeting  
Ginsberg Residence Coastal Development Permit and Variance (PA2016-170)



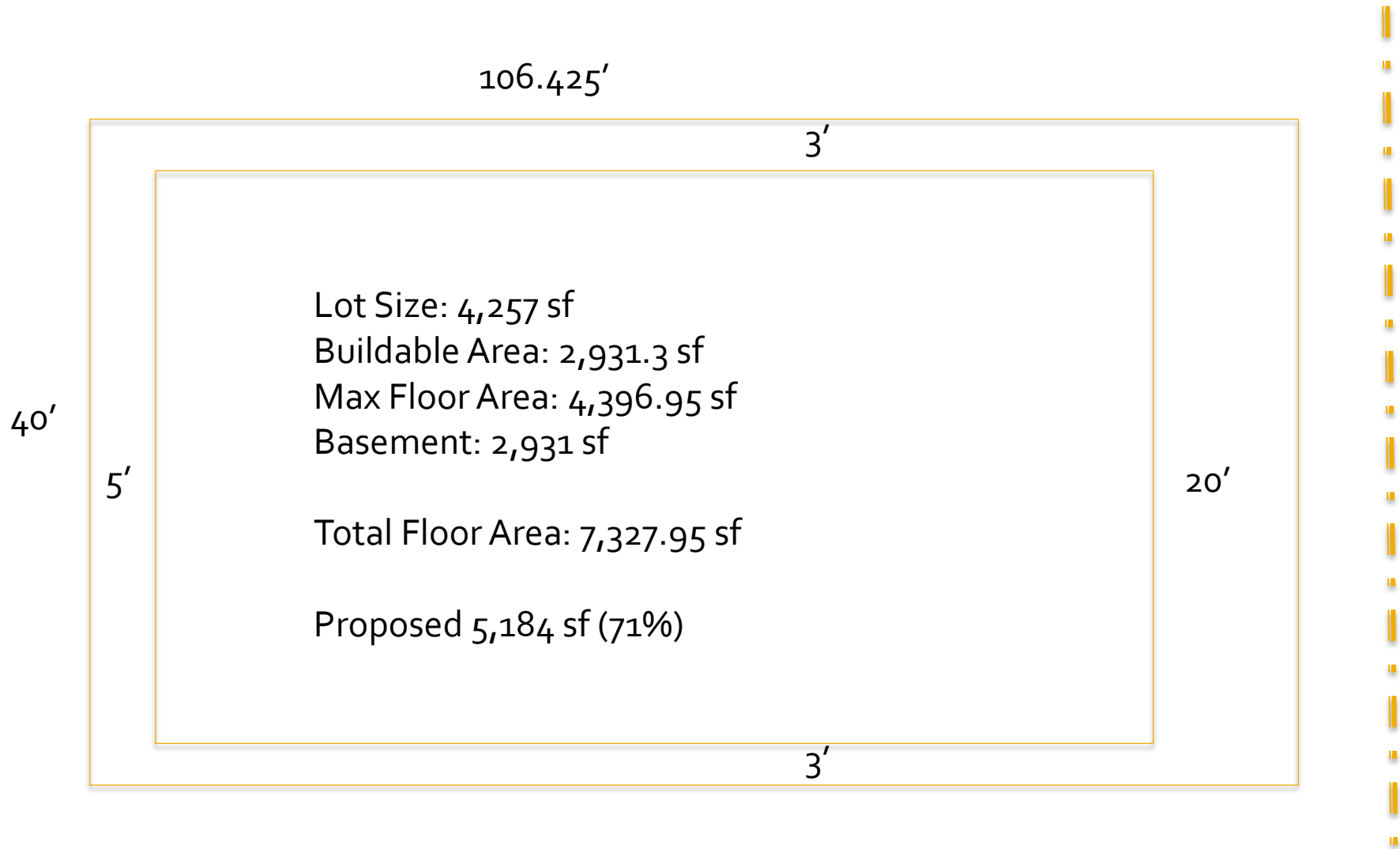


# Height/Visibility from Ramp

Planning Commission - November 9, 2017  
Item No. 2r Additional Materials Presented at Meeting  
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# Proposed Floor Area



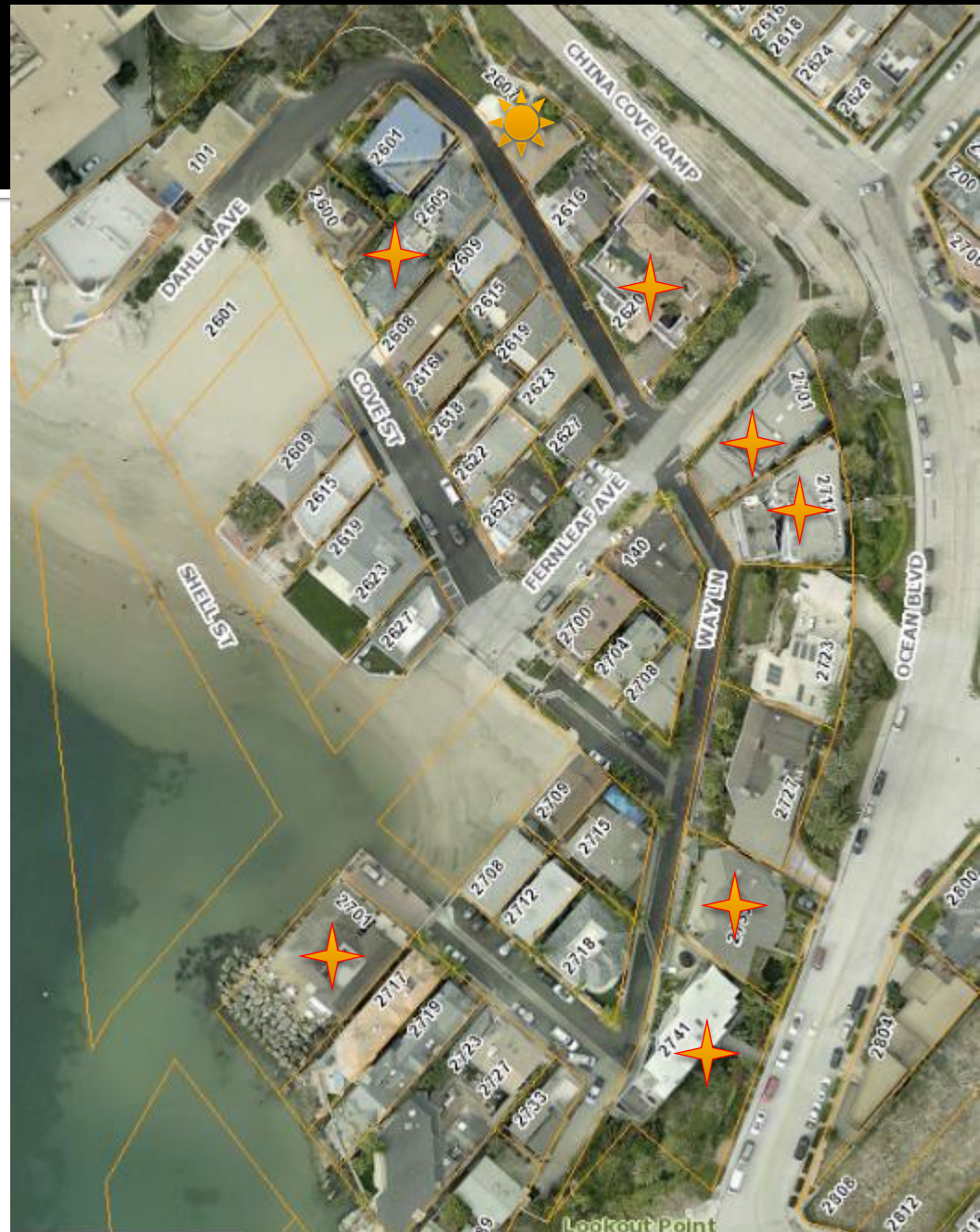
# Compatibility with Neighborhood



# Compatibility

## Building Size Comparison

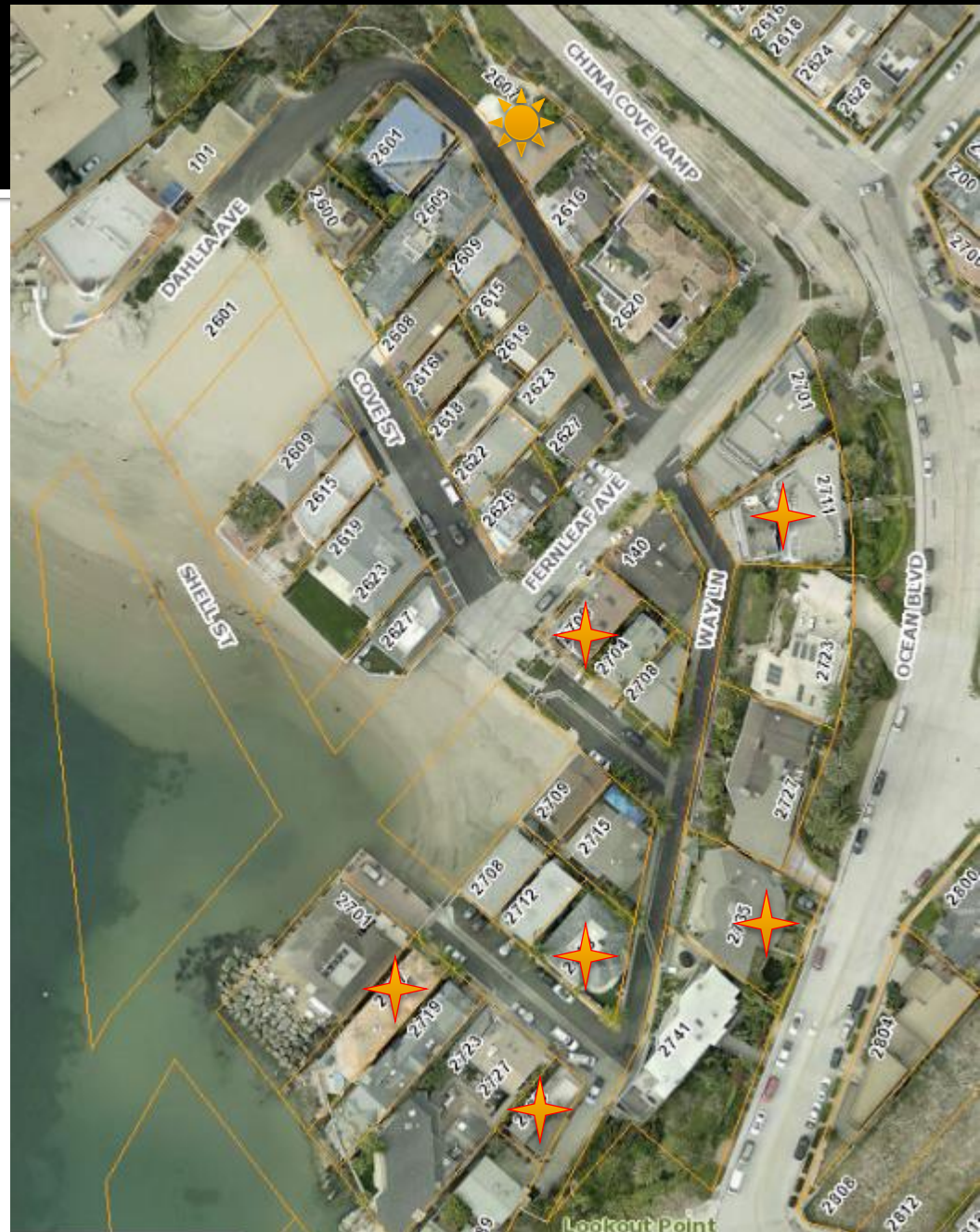
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# Compatibility

## FAR Comparison

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<b><u>Subject Property – 1.218</u></b>	
2718 Shell –	1.10



# Compatibility



# Intent of State Law and NBMC

## NBMC Section 20.52.090 VARIANCES

A variance provides a process for City consideration of requests to waive or modify certain standards of this Zoning Code when, **because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district**

# Findings of Fact

Both State law and Section 20.52.090F of the City's Zoning Code require the Planning Commission to make the following findings before approving a variance:

- There are **special or unique circumstances** or conditions applicable to the property (**e.g. location, shape, size, surrounding, topography, or other physical features**) that do not apply generally to other properties in the vicinity under identical zoning classification;
- Strict compliance with Zoning Code requirements would **deprive the property owner of privileges enjoyed by other properties** in the vicinity and under identical zoning classification;
- Granting the Variance is **necessary for the preservation and enjoyment** of substantial property rights of the applicant;
- Granting of the variance **will not constitute a grant of special privilege** inconsistent with the limitations of other properties in the vicinity and in the same zoning district;
- Granting the Variance **will not be detrimental** to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood; and
- Granting of the Variance **will not conflict** with the intent and purpose of this Section, this Zoning Code, the general Plan, or any applicable plan.



# Coastal Development Permit

- The property is located within the City's Coastal Zone and within the Coastal Zone Categorical Exclusion Area.
- Since this project is located within the Coastal Zone Categorical Exclusion Area, the demolition and reconstruction of a single family home would not typically require a CDP since the project is consistent with the land use plan and classification of the property and is within an area that is already developed within similar land uses and there is existing infrastructure to serve the property.
- However, since this proposal includes variance requests, the development requires approval of a Coastal Development Permit by the City.

# Coastal Development Permit

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

- The neighborhood is predominantly developed with two-and three-story single-family residences.
- The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
- With the granting of the requested variances, the proposed development complies with applicable residential development standards and the Zoning Code, including, but not limited to, floor area limitation, setbacks, height, and parking.

# Coastal Development Permit

*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.*

- The existing residential lot does not currently provide nor inhibit public coastal access.
- The property is more than 200 feet from the nearest public beach and the proposed development will remain a residential lot.
- The development will not impact public access to local coastal resources and is not

# Approval of Request

- Respectfully request the Planning Commission to concur with Staff's recommendation and approve the entirety of our application.

November 09, 2017

# Ginsberg Family Home

An architectural rendering of a modern, multi-story family home. The house features a prominent chimney on the right side, large glass windows, and a balcony on the upper level. The building is set against a dark, twilight sky, with some greenery visible in the foreground and background. The overall aesthetic is contemporary and sophisticated.