

Ginsberg Residence



Planning Commission
Public Hearing
November 9, 2017





Introduction

- Project Description
 - Coastal Development Permit
 - Variance
 - Demolish existing SFR; &
 - Construct a new 4,500 sf. SFR with a 683 sf. garage, for a total of 5,183 sf.
- Project Location
 - China Cove, Corona del Mar
 - 2607 Ocean Boulevard

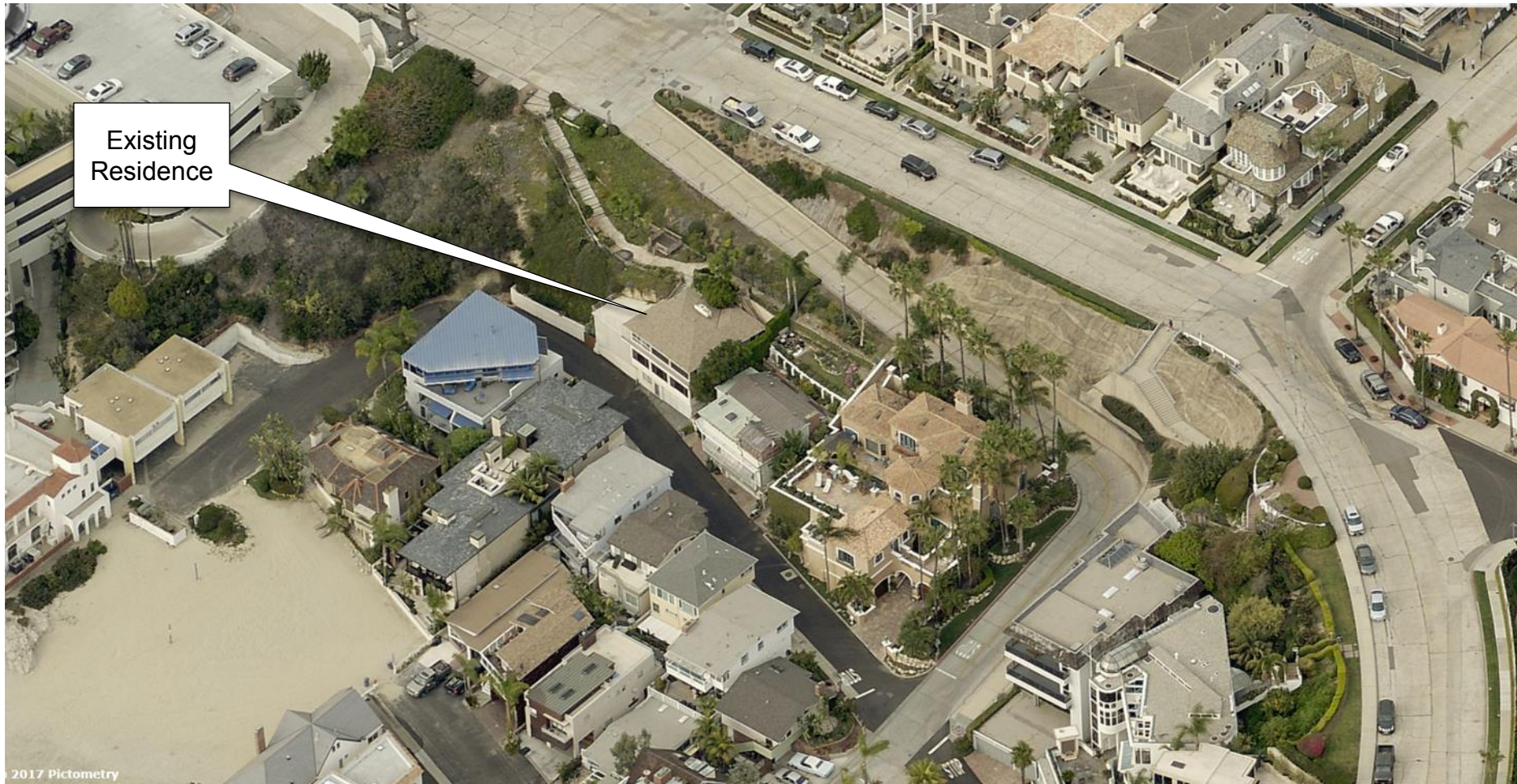


Vicinity Map





Site Aerial Map





Existing Site Conditions





Existing Site Improvements

- 2,260 sf., 3-story SFR
- Built in 1948
- Encroachments:
 - 3 ft. into 10-ft front on Ocean Blvd.
 - 10 ft. into 10-ft rear on Way Ln.
 - 3 ft. into 4-ft east property line



Site Photographs



View looking southeast on Way Lane



View looking northwest on Way Lane



Site Photographs



Existing gated walkway to residence

Public View from Ocean Blvd.



Proposed New Residence

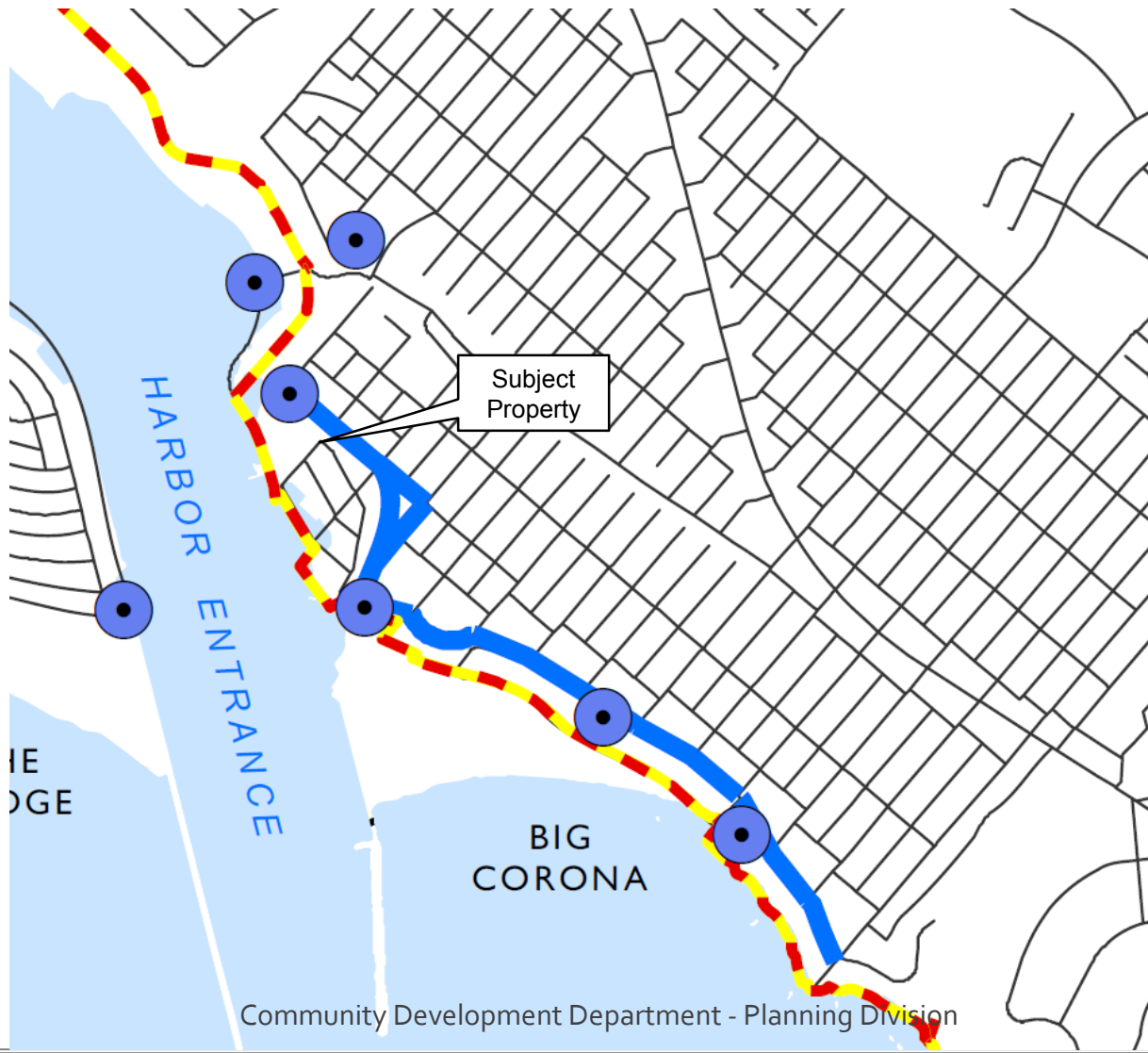
- Residence size: 4,500 sf.
- Garage: 683 sf. (3-car)
- Total: 5,183 sf
- 3 levels with roof deck



General Plan & Coastal Land Use

- General Plan: RS-D
- Coastal Land Use: RSD-B
 - Consistent - No change in density or use
 - Compliance with GP NR20.3 (Public Views)
 - Ocean Blvd. 73.81 ft. curb height – New residence is 4” below @ 73.50 ft.

GP Exhibit NR20.3: Public View Points & Coastal View Roads – Ocean Blvd.





Zoning Code

- Compliance:
 - 3 parking spaces
 - 4' Side Setback
 - Open Space (square footage)
 - R-1 residential criteria
- Not compliance
 - 10' Front & Side Setbacks
 - 24'/29' Building Height
 - Open Volume Area Location
 - Floor Area



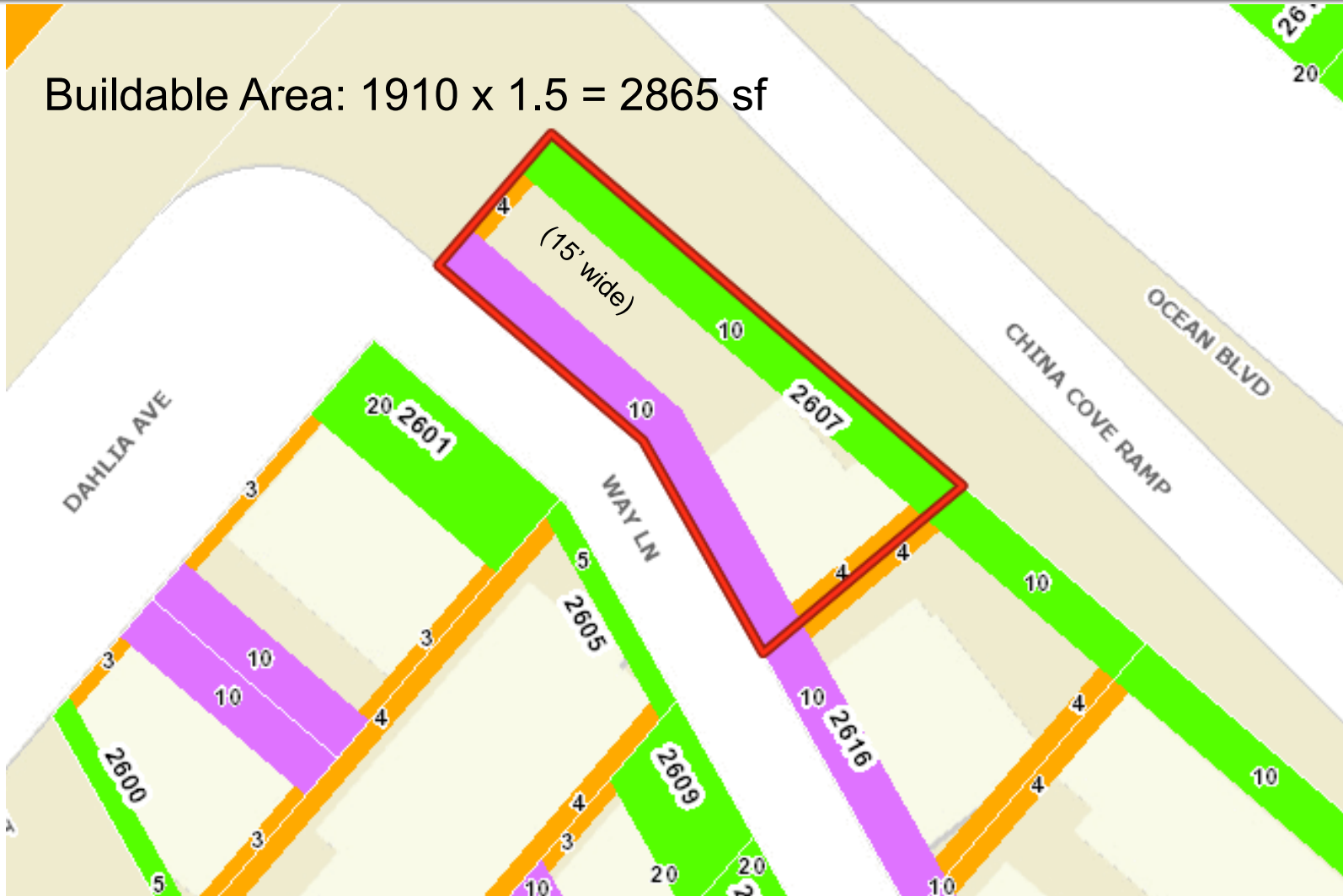
Variance Request

- Encroaches:
 - 10 ft. into 10-ft rear setback on Way Ln.;
 - 7 ft. into 10-ft front setback on Ocean Blvd.;
- Exceeds:
 - Max. floor area;
 - 29-ft height limit for elevator shaft (14 ft.) & 24-ft height limit for a flat roof/guardrail (8 ft.); &
- Provide open volume within required setback areas

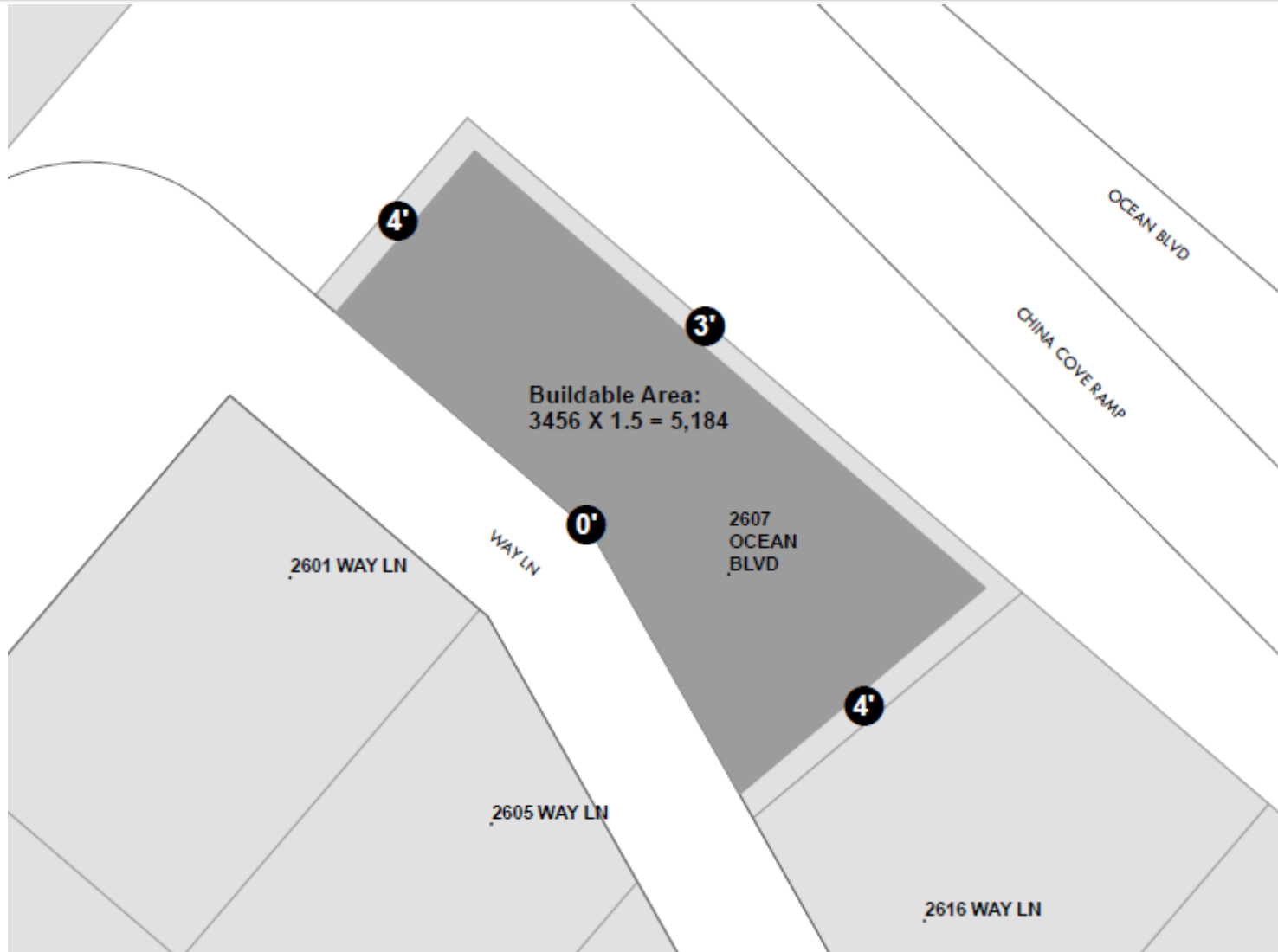


Setbacks per Zoning

Buildable Area: $1910 \times 1.5 = 2865$ sf

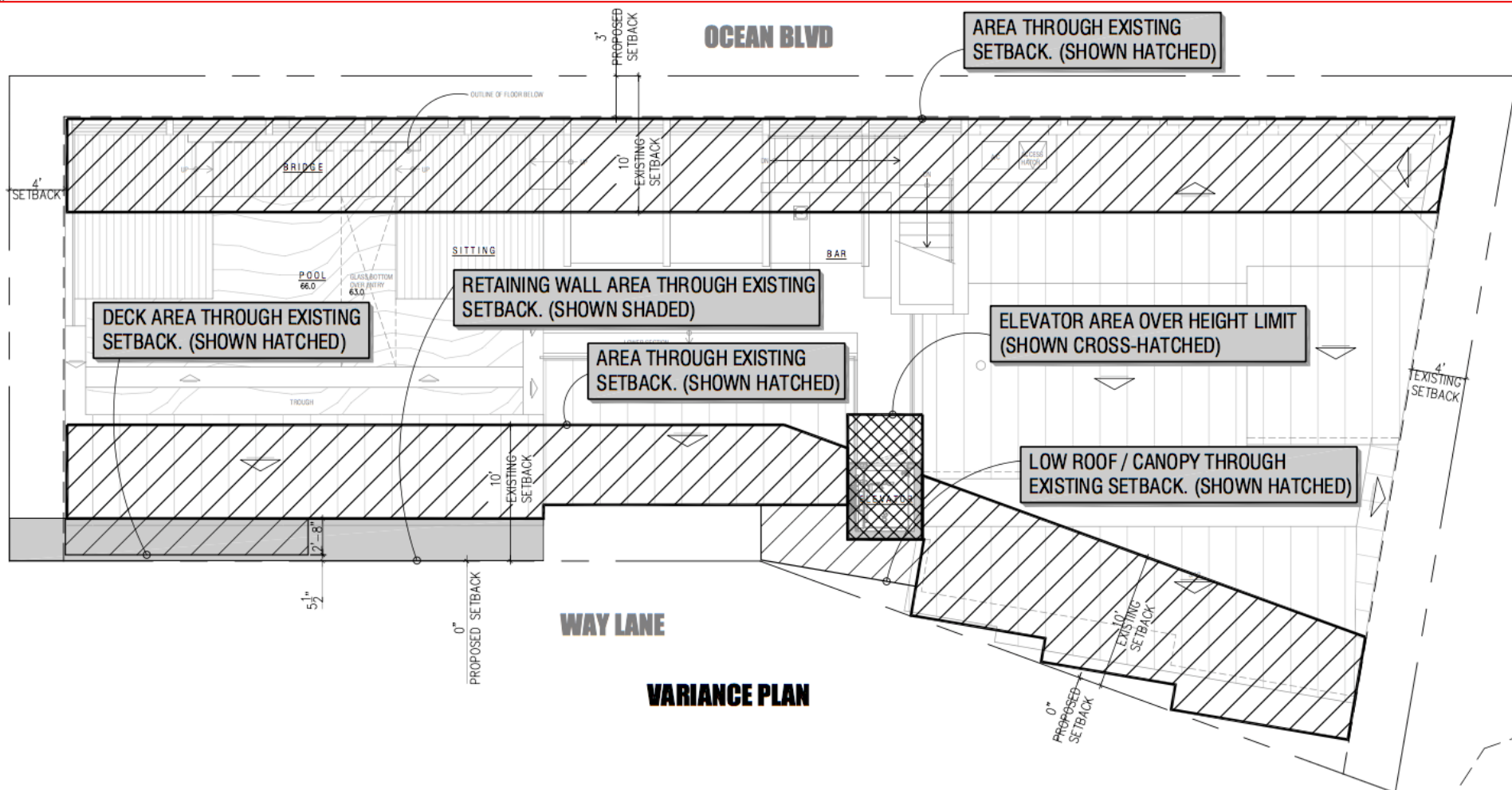


Proposed Setbacks & Buildable Area



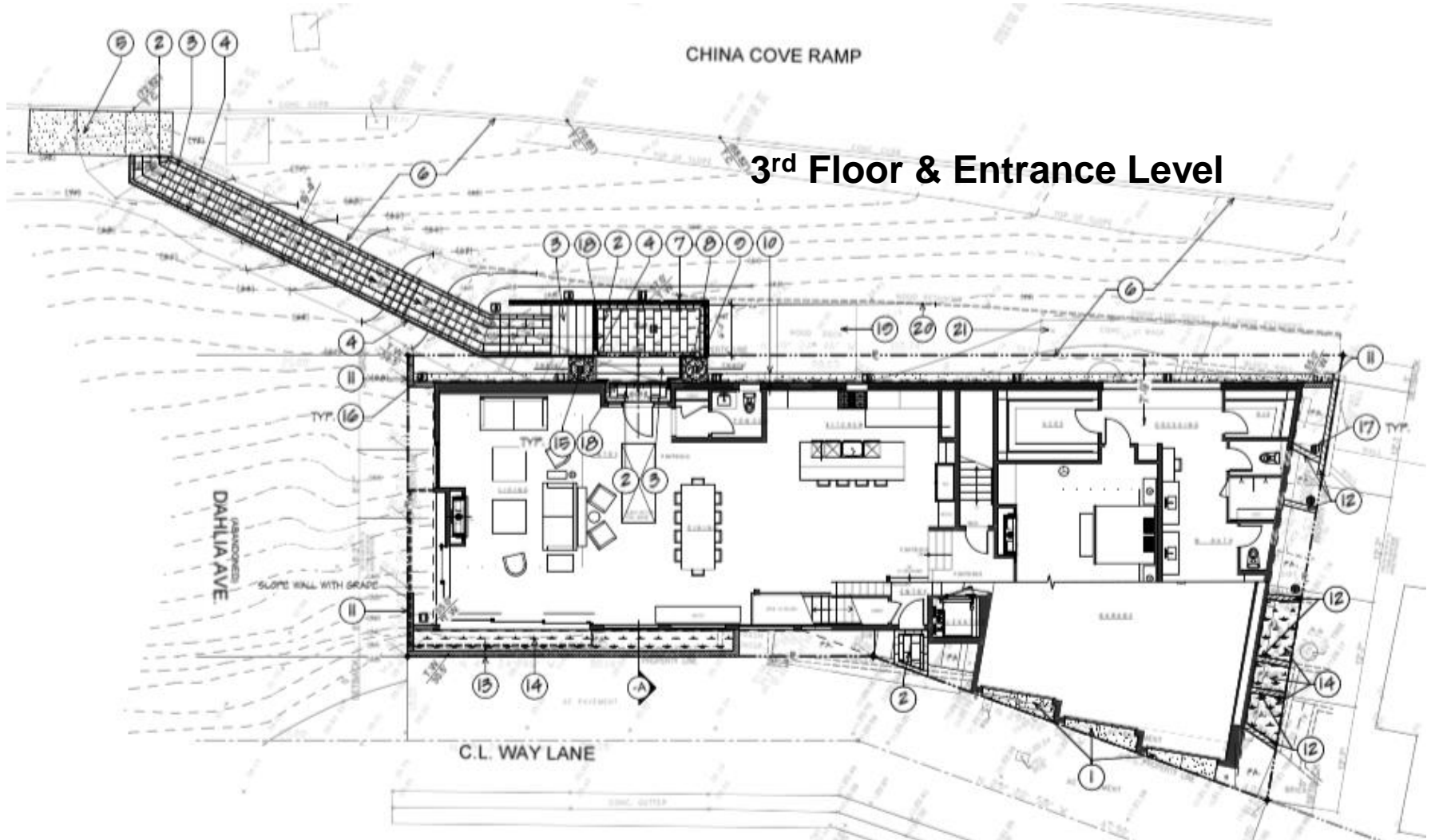


Variance Exhibit



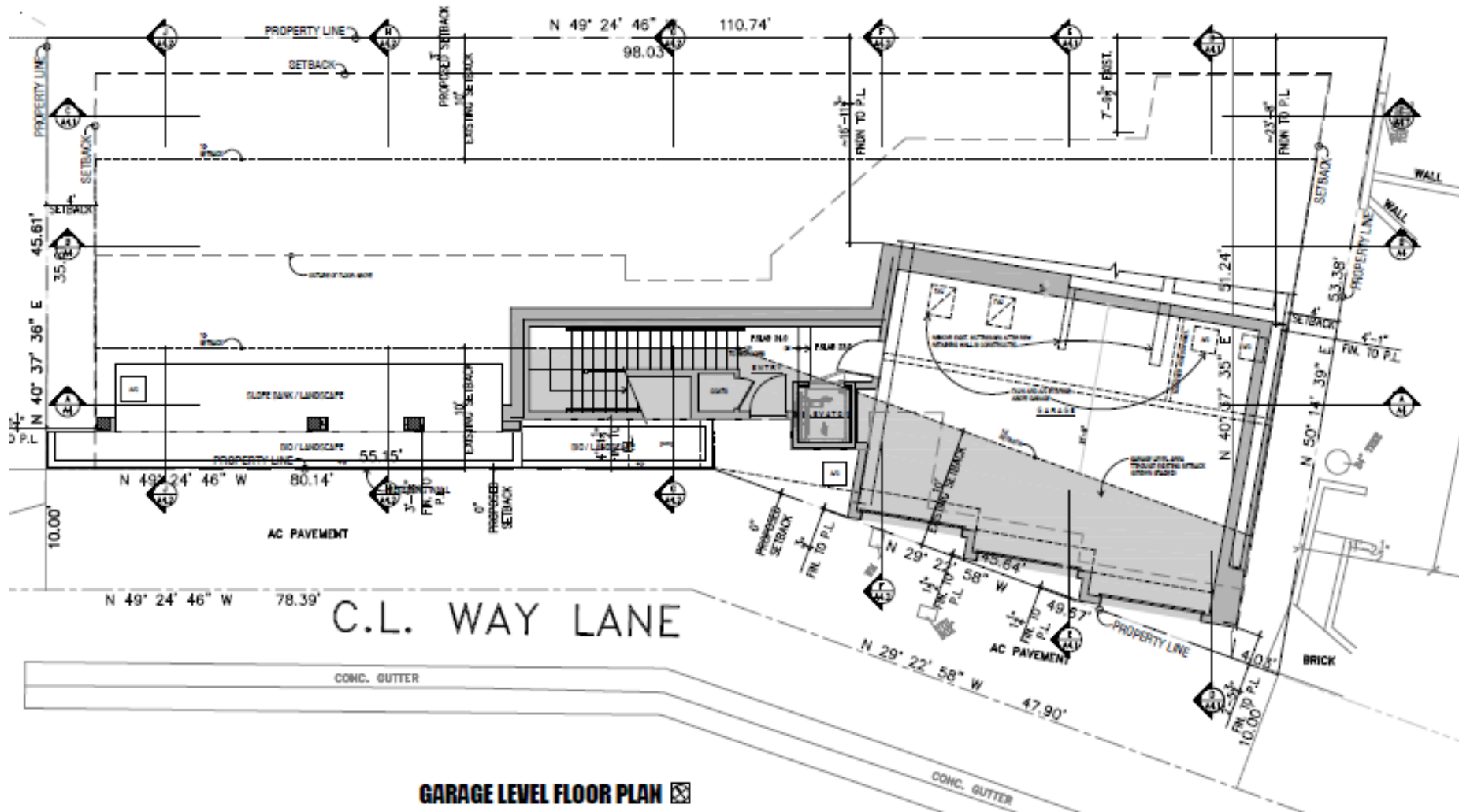


Site Plan



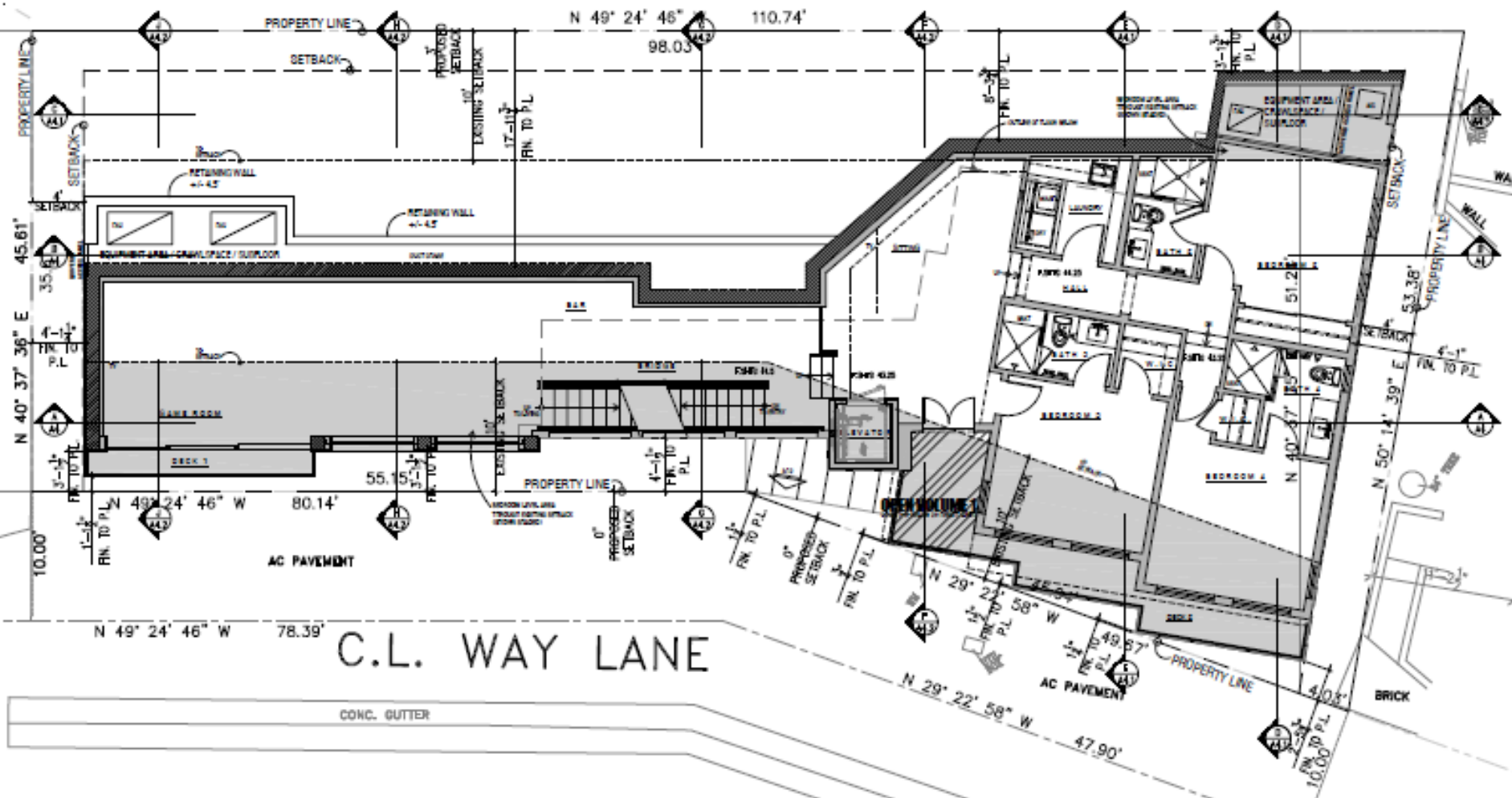


1st Floor (Garage Level)



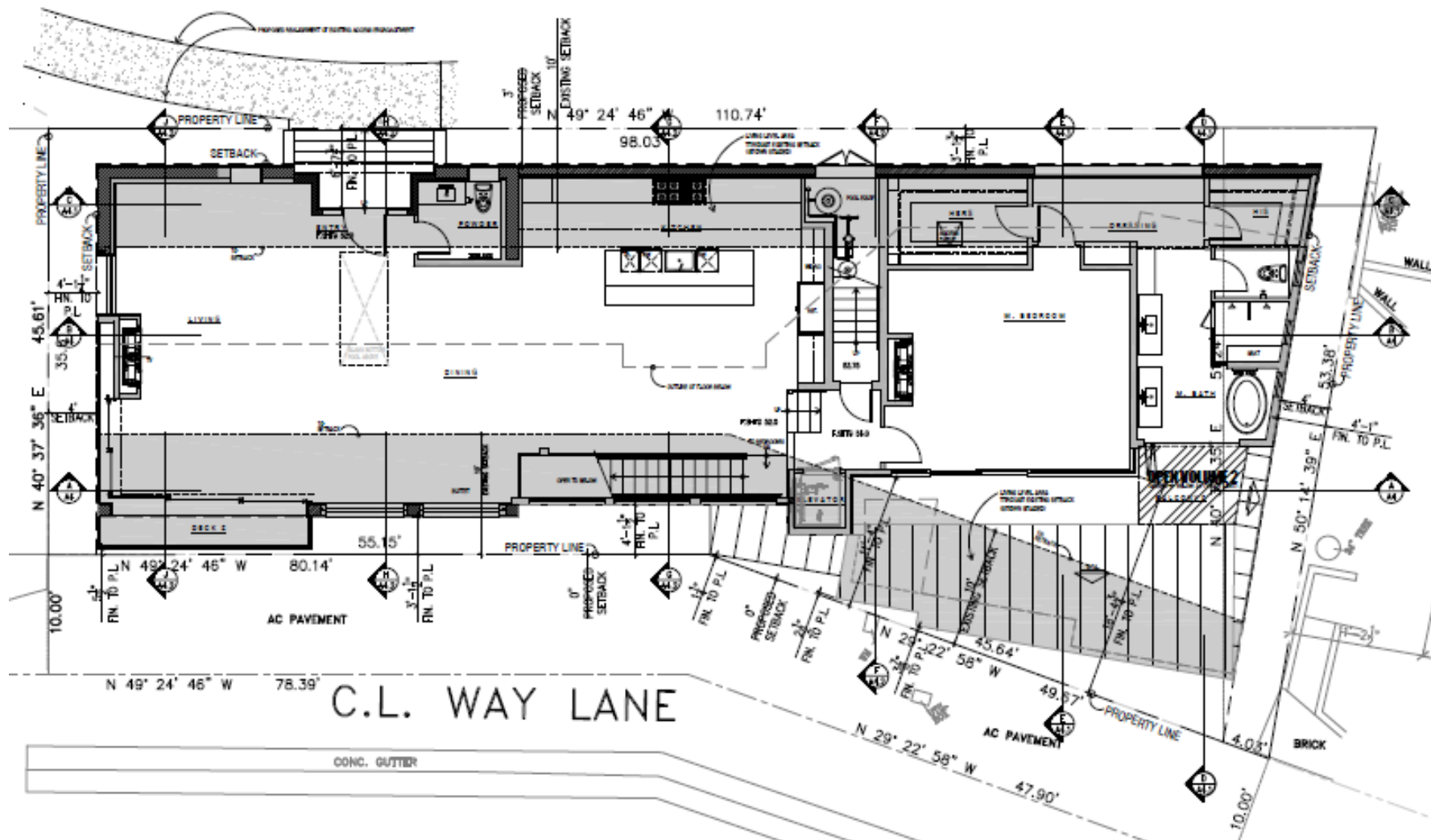


2nd Floor (Bedroom Level)



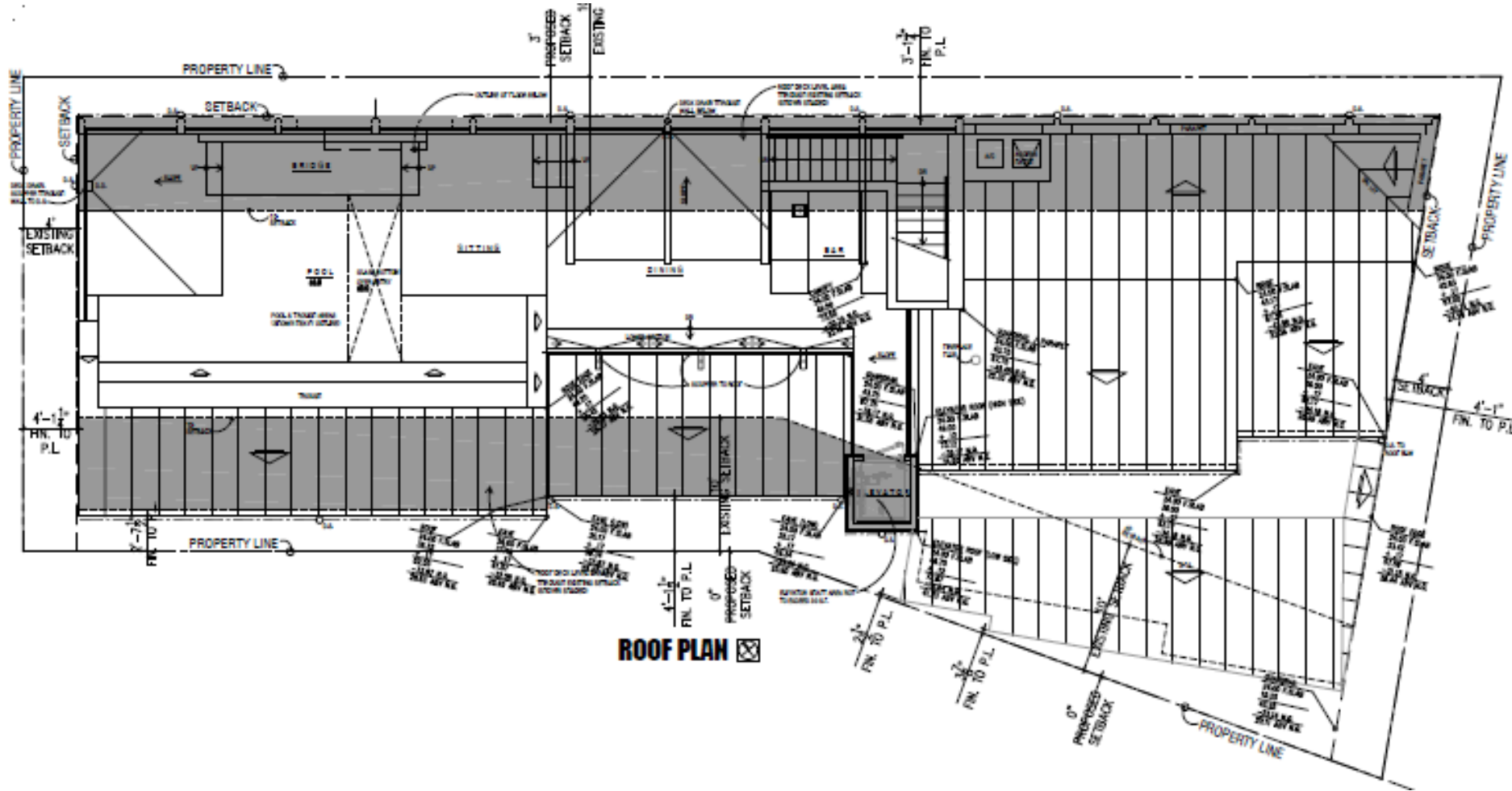


3rd Floor (Living Level)



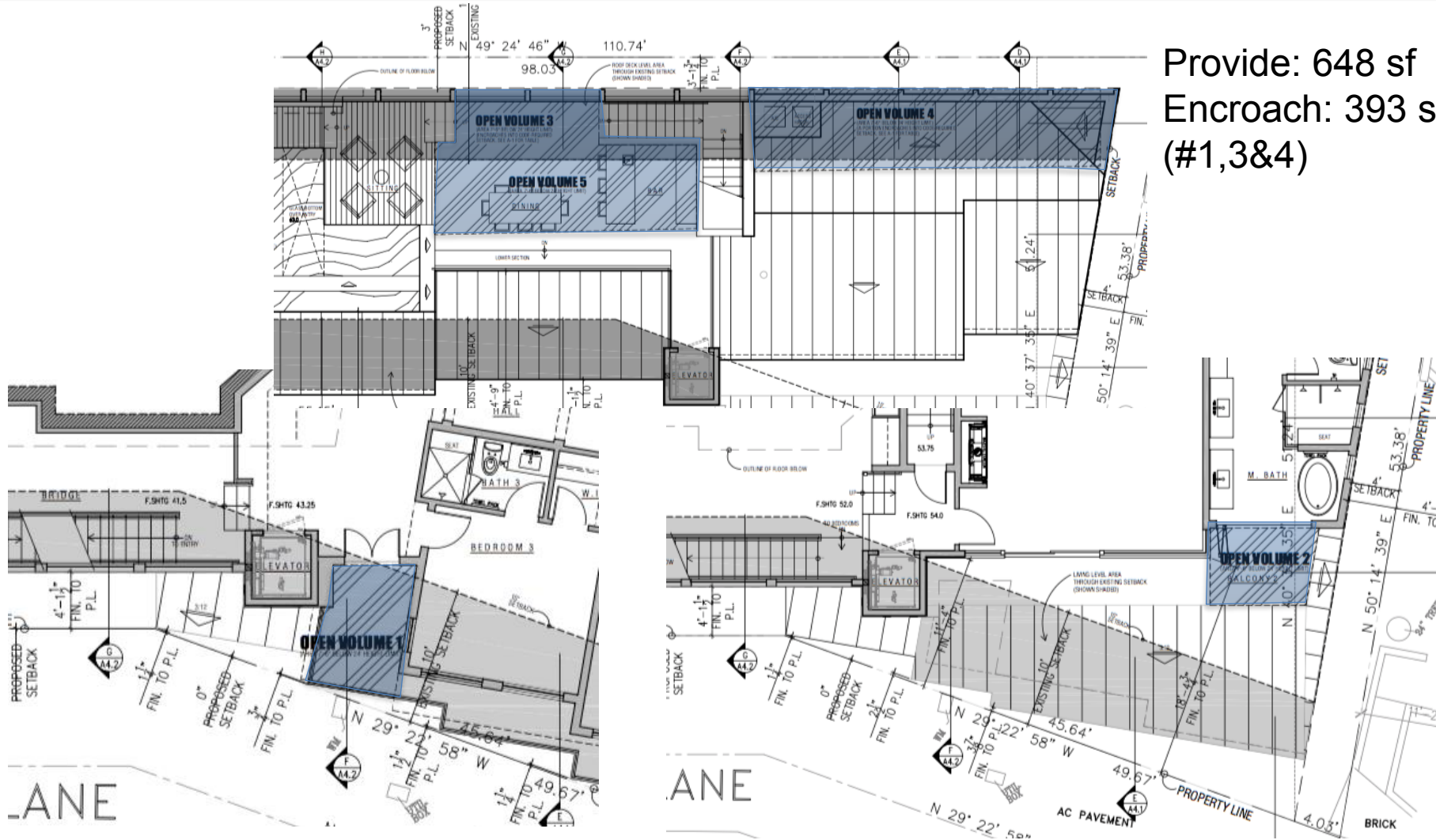


Roof Plan & Deck





Open Volume Locations





Coastal Development Permit

- Requires due to Variance Request
 - No impact public view & access
 - Conforms to Certified Local Coastal Program



CEQA Review

- Exempt from CEQA, under Class Class 3 (New Construction or Conversion of Small Structures)



Public Comments

49* public comments expressing concern or opposition

Concerns raised:

- Does not meet City Codes
- Impact on public views
- Out of neighborhood character

*several commenters submitted multiple letters of concern or opposition



Recommendation

- Conduct a public hearing;
- Find the project exempt from CEQA, under Class 3, (New Construction or Conversion of Small Structures); and
- Approve Variance No. VA2016-005 and Coastal Development Permit No. CD2017-080.



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