



CITY OF NEWPORT BEACH PLANNING COMMISSION STAFF REPORT

August 9, 2018
Agenda Item No. 3

SUBJECT: Hinton and Maloney Residence (PA2017-208)
SITE LOCATION: 3200 Ocean Boulevard
▪ Coastal Development Permit No. CD2017-091
▪ Variance Permit No. VA2017-002
APPLICANT: Nicholson Companies
OWNER: Karen M. Hinton and John D. Maloney
PLANNER: David S. Lee, Assistant Planner
949-644-3225, dlee@newportbeachca.gov

PROJECT SUMMARY

A coastal development permit (CDP) to allow the construction of a new 7,276-square-foot, single-unit residence and a 688-square-foot, three-car garage. The application also includes a request for a variance to allow the residence to encroach 5 feet into the required 10-foot rear setback and exceed the maximum floor area limit.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Article 19, of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 3, (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Resolution No. PC2018-023 approving Coastal Development Permit No. CD2017-091 and Variance No. VA2017-002 (Attachment No. PC 1).

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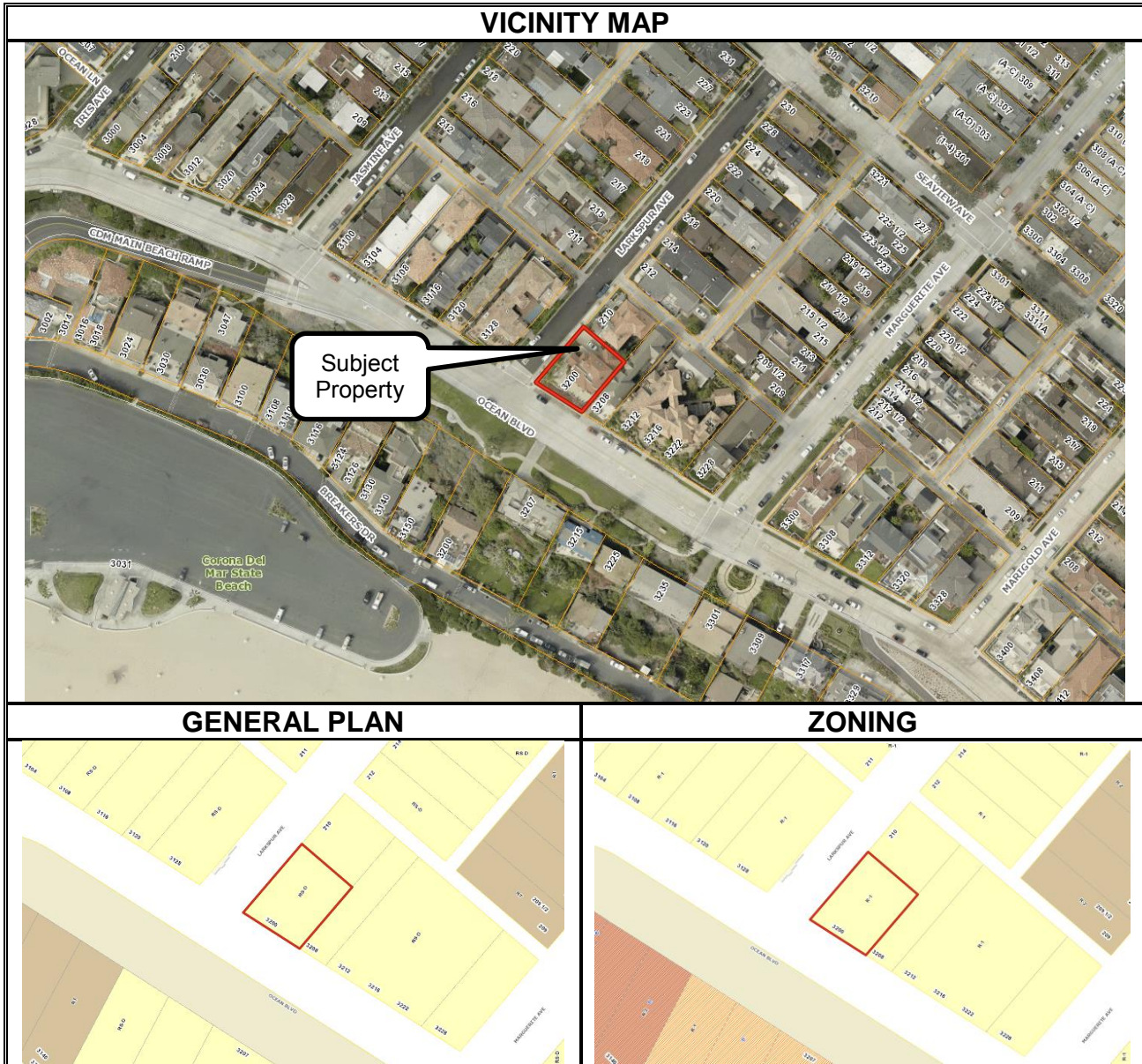


Table 1 – Land Use, Zoning and Uses

| LOCATION | GENERAL PLAN | ZONING | CURRENT USE |
|----------|---|-------------------------------|------------------------|
| ON-SITE | Single-Unit Residential Detached (RS-D) | Single-Unit Residential (R-1) | Single-Unit Residence |
| NORTH | RS-D | R-1 | Single-Unit Residences |
| SOUTH | RS-D | R-1 | Single-Unit Residences |
| EAST | RS-D | R-1 | Single-Unit Residences |
| WEST | RS-D | R-1 | Single-Unit Residences |

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INTRODUCTION

Project Setting

The 5,445-square-foot lot is located in Corona del Mar on the northeast corner of Ocean Boulevard and Larkspur Avenue, on the northerly side of Ocean Boulevard. The property is located in a residential neighborhood and is immediately surrounded by other single-unit residences. The property takes vehicular access from Larkspur Avenue due to the lack of alley access. The property faces Ocean Boulevard and the Corona del Mar State Beach access ramp is located approximately 250 feet to the west.

The site is currently developed with a 2,904-square-foot, two-story, single-unit residence that encroaches 8 feet, 3 inches into the required 10-foot rear setback. The existing residence also encroaches approximately 4 inches into the required 4-foot interior side setback. In 1990, Modification Permit No. MD3791 was approved authorizing an 885-square-foot addition and alterations to the existing nonconforming dwelling, including allowing the second floor addition to maintain the 4-inch encroachment into the 4-foot side setback.

Project Description

The applicant proposes to demolish the existing single family residence and construct a new 7,276-square-foot, single family residence and a 688-square-foot, three-car garage. The proposed residence would consist of two levels above grade totaling 4,528 square feet (excluding the garage) and a 2,748 square-foot subterranean basement. The proposed three-car garage is designed to include lift access to an additional vehicle storage space within the subterranean basement. In addition, the design includes an elevator that leads to a roof deck above the second floor.

Background – Lot Reorientation

The subject property and surrounding area were originally subdivided in 1904 as part of the Re-Subdivision of Corona del Mar (Attachment No. PC 3). The subject property and neighboring property at 210 Larkspur Avenue consist of portions of Lot 7 and 8 of Block 138 of that original subdivision. At the time of the original subdivision, the two lots were typical of neighboring lots and were oriented in a northeasterly direction with each lot facing Ocean Boulevard with alley access provided at the rear. Prior to the construction of the existing residence in 1948, portions of Lots 7 and 8 were combined and reoriented to provide two lots facing Larkspur Avenue. As a result of reorientation, the subject property (the southern portions of Lots 7 and 8) does not have alley access and maintains vehicular access from Larkspur Avenue. The reoriented lots are highlighted below in Figure 1.

Figure 1 – Reoriented Lots 7 and 8



DISCUSSION

Analysis

General Plan, Local Coastal Plan, and Zoning Code

The site is designated as Single-Unit Residential Detached (RS-D) by the General Plan Land Use Element and Single Unit Residential Detached – 6.0-9.9 DU/AC (RSD-B) by the Coastal Land Use Plan (CLUP). It is located within the Single-Unit Residential (R-1) Zoning District and Coastal Zoning District. The single-unit residence is a permitted use under these land use designations. With the exception of the requested variance for rear setback encroachment and floor area limitation, the proposed residence complies with all other applicable development standards of the R-1 Zoning and Coastal Zoning Districts as illustrated in Table 2 below:

| Table 2: Zoning and Coastal Zoning Development Standards | | | |
|--|---------------|--------------------------|---|
| Development Feature | Required | Existing | Proposed |
| Setbacks (min.) | | | |
| Front | 24' | 24' | 24' |
| Rear | 10' | 1'-10" | 5' ⁽¹⁾ |
| Left Side (West) | 4' | 13'-4" | 4' |
| Right Side (East) | 4' | 3'-8" | 4' |
| Height (max.) | | | |
| Flat | 24' | | 24' |
| Sloped | 29' | 25'-6" | 29' |
| Open Space (min.) | 466 sq. ft. | Exceeded | 665 sq. ft. |
| 3 rd Floor Area (max.) | 466 sq. ft. | No 3 rd Floor | No 3 rd Floor |
| Floor Area Limit (max.) | 4,234 sq. ft. | 2,904 sq. ft. | 5,216 sq. ft. (excluding basement) ⁽¹⁾⁽²⁾ |
| Parking (min.) | 3 spaces | 2 spaces | 3 spaces |

(1) Variance requested

(2) The floor area of a subterranean basement is not included in the calculation of total gross floor area pursuant to NBMC Sections 20.18.030 and 21.18.030. The total floor area including the subterranean basement is 7,964 square feet.

Variance Findings

The variance is requested to reduce the required rear yard setback and to exceed the maximum floor area limit allowed by the Zoning Code and certified Local Coastal Program (LCP) Implementation Plan. A variance is a request to waive or modify certain standards 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. A variance should be granted to maintain parity between the variance site and nearby properties in the same zoning district to avoid the granting of special privileges to one property.

Currently, the certified LCP is silent on variance procedures. However, California Coastal Act (Coastal Act) Section 30010 states that the Coastal Act is not intended to "take or damage private property for public use, without the payment of just compensation therefor." Coastal Act Section 30010 further states that the Coastal Act is "not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States." This policy is reiterated in the certified LCP as CLUP Policy 1.3(1). As the Coastal Act and the certified LCP are not intended to increase or diminish the rights of any property owner, the Community Development Director has made an interpretation pursuant to NBMC Section 21.12.020 (Rules of Interpretation) that the City will rely upon the variance procedures in the City's Zoning Code (Section 20.52.090) for deviations requested from the certified LCP Implementation Plan development standards allowing for due process for the applicant.

The City has a pending LCP amendment under review by the California Coastal Commission to acknowledge variances and modification permits through a CDP, in order to provide due process to the applicant.

Section 20.52.090.F (Variances, Findings and Decision) of the Zoning Code requires the Planning Commission to make the following findings before approving a variance:

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

Variance Analysis – Rear Setback Encroachment

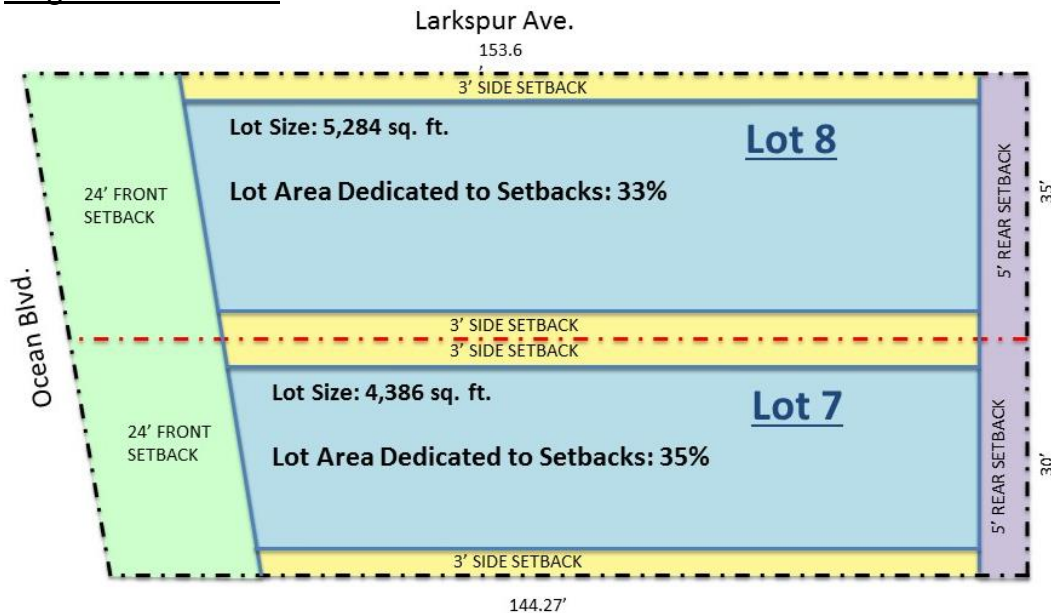
Typical R-1 lots surrounding the subject property abut an alley and are only subject to a 5-foot rear alley setback. However, the subject lot is atypical due to the reorientation and it abuts another lot developed with a residence to the rear instead of an alley. Including the subject property and 210 Larkspur Avenue, there are a total of 13 (3.5 percent) similarly reconfigured lots out of 367 lots in the 1904 Re-subdivision. Out of these 13 lots, 11 have been previously granted deviations from the Zoning Code (See Attachment No. PC 4). Due to the lot not abutting an alley, it is subject to a 10-foot rear setback. The 10-foot rear setback, in addition to the large 24-foot front setback, disproportionately impacts the property owner's ability to develop the property.

As illustrated in Figure 2, the lot's current setback configuration results in 48 percent of the lot dedicated to setback areas, whereas surrounding typical properties have a range between 26 to 38 percent. As such, strict compliance with setback requirements with the

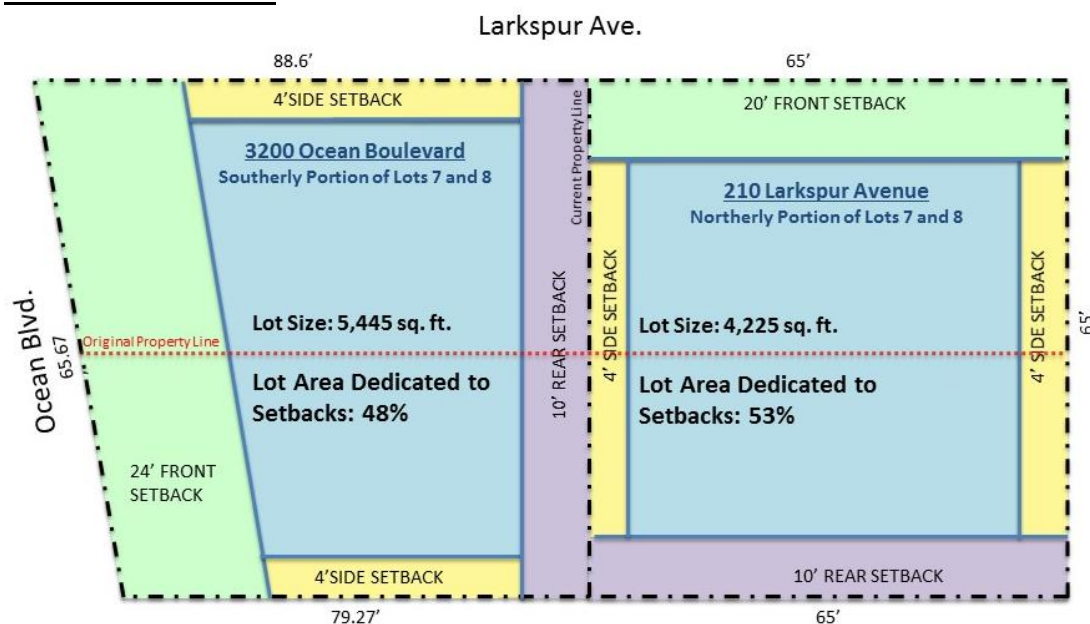
existing atypical lot configuration reduces the usable buildable area when compared to surrounding typical lots with similar lot sizes in the area. Alternatively, if the subject property and neighboring 210 Larkspur Avenue were never reoriented, development of the original Lots 7 and 8 with orientation facing Ocean Boulevard, would be subject to setbacks and a percentage of lot area dedicated to setbacks (35% and 33%) consistent with surrounding typical lots in the area.

Figure 2 – Lot Reorientation (Setbacks)

Original Orientation



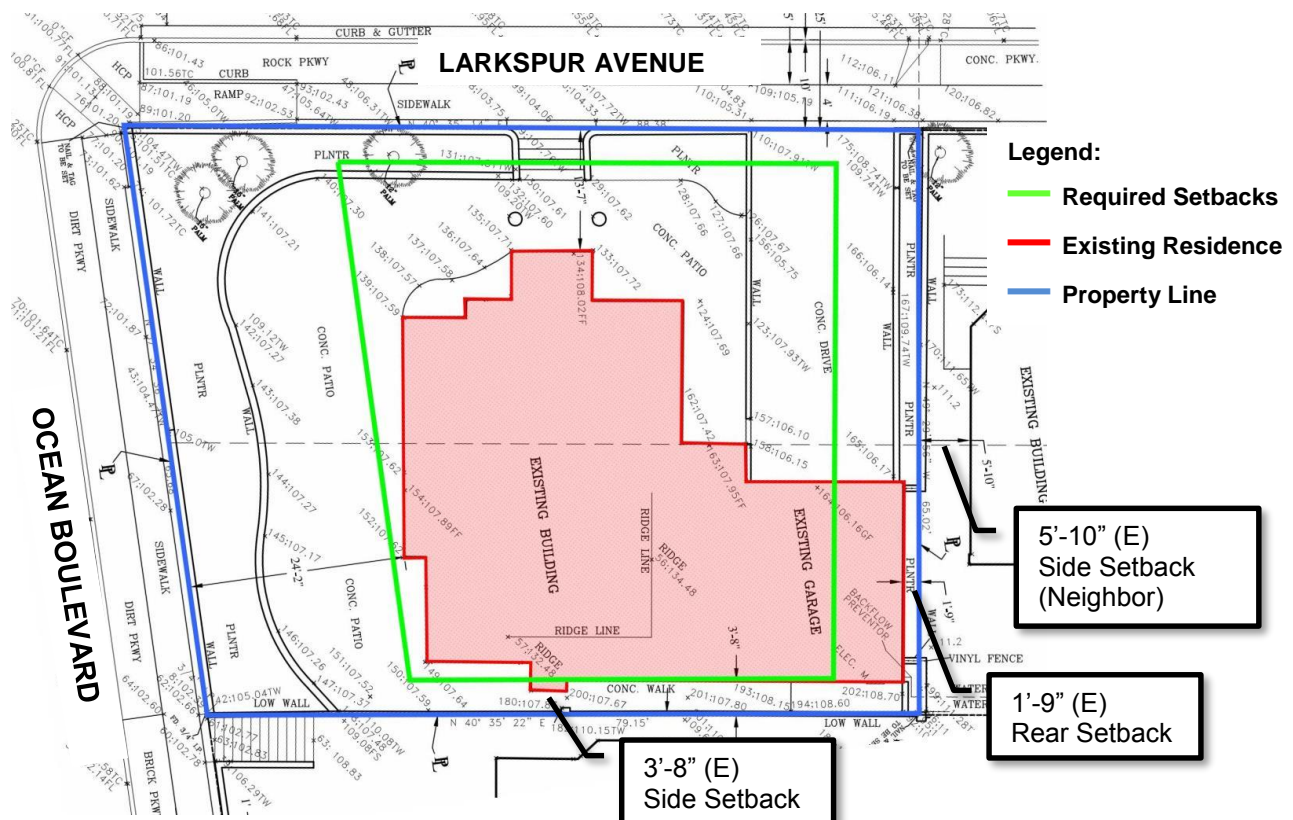
Current Orientation



The requested 5-foot rear yard setback would make the property more compatible with the existing setbacks of the immediately adjacent properties. The remaining properties along the same block have the same large 24-foot front setback, but enjoy a similar 5-foot rear yard setback and larger percentage of buildable area. Granting a 5-foot rear yard setback would decrease the percentage of the lot dedicated to setbacks from 48 to 43 percent and bring parity between the subject property and other lots in the surrounding neighborhood.

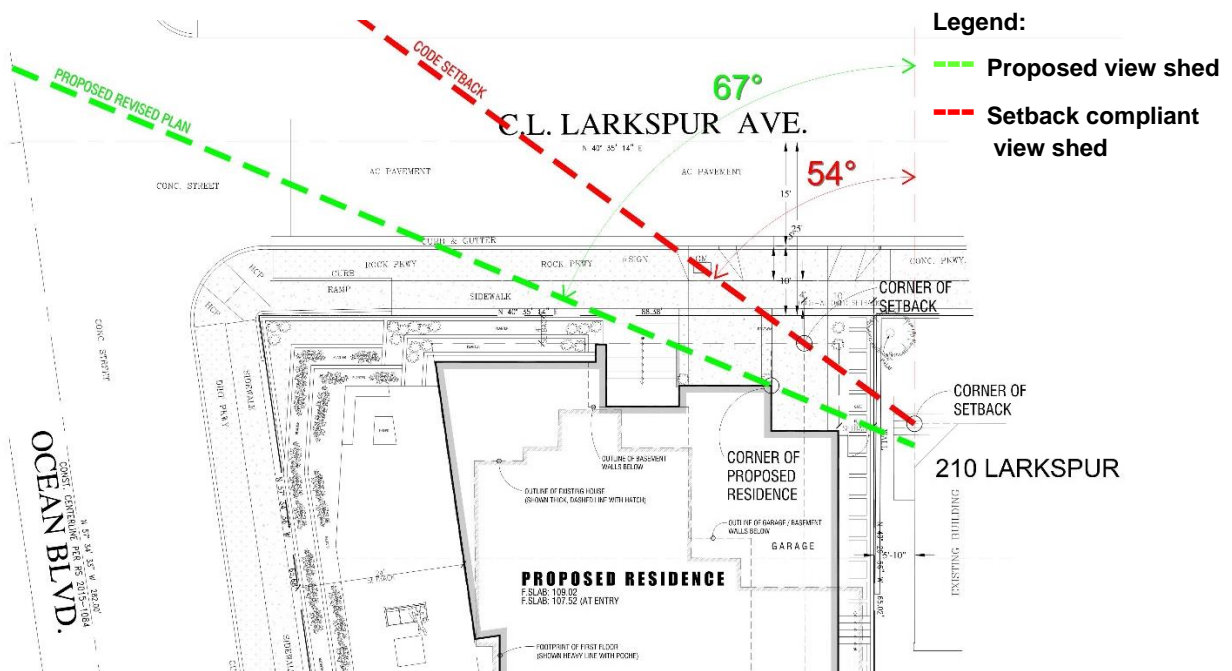
As illustrated in Figure 3, a 22-foot-wide portion of the existing garage and second floor living area currently encroach 8 feet, 3 inches into the required 10-foot rear yard setback, resulting in a setback of 1-foot 9-inches. The proposal includes the demolition of the existing dwelling and the construction of a new dwelling 5 feet from the property line for a width of 37 feet. Although the width of the encroachment increases, the location of the dwelling 5 feet from the property line exceeds what would normally be provided if this were treated as a side yard with a minimum required 4-foot setback, and provides an increased setback distance compared to the existing condition. As a result, there would be increased light and air to the adjacent property. Additionally, the existing setback for the residence of 210 Larkspur Avenue abutting this property is 5 feet, 10-inches (4-foot minimum side setback required), resulting in a proposed separation of 10 feet, 10 inches between the neighboring structures, whereas the existing separation is 7 feet, 7 inches.

Figure 3 – Existing Development



Although the City does not have private view protection policies, the adjacent neighbor located at 210 Larkspur Avenue currently enjoys a private view across the northwesterly corner of the subject lot. The design includes a 204-square-foot open space design feature by way of a larger setback on each of the two levels above grade at the northwesterly corner of the proposed dwelling. The applicant included the feature to preserve a portion of the neighbor's existing private view. As illustrated in Figure 4, the design also provides a greater setback and a greater private view shed than what would be provided with a setback-compliant design. The draft resolution of approval includes a condition that requires the design feature to be maintained.

Figure 4 – Private View Exhibit



Variance Analysis – Floor Area Increase

The maximum floor area permitted on R-1 properties in Corona del Mar is based on a calculation of 1.5 times the buildable area. The buildable area is defined as the area of a lot, excluding the minimum front, side, and rear setback areas. As previously mentioned, due to the reorientation of the lots, the buildable area of the subject property is disproportionately less than that of typical surrounding lots. As a result, the maximum allowable floor area is also similarly impacted. Currently, the subject lot has a buildable area of 2,823 square feet, resulting in a maximum floor area of 4,234 square feet.

Due to the difference in lot sizes and variation in setback areas between the subject property and surrounding lots, staff has calculated the floor to lot area ratios to compare the proposed project to other properties in the area (Table 3 below). A map that shows the referenced properties is shown in Figure 5 below.

| Table 3: Lot Comparison | | | | | |
|----------------------------------|---------------|---------------------|--|------------------|-------------------|
| Property Address | Lot Size (SF) | Buildable Area (SF) | Max Floor Area (Buildable SF x 1.5) (SF) | Floor Area Ratio | Required Setbacks |
| 3200 Ocean Blvd. (Code-Required) | 5,445 | 2,823 | 4,234 | 0.777 | F:24 R:10 S:4 |
| 3200 Ocean Blvd. (Proposed) | 5,445 | 3,108 | 5,216 | 0.958 | F:24 R:5 S:4 |
| Neighboring Lots | | | | | |
| 3128 Ocean Blvd. | 8,127 | 5,631 | 8,446.5 | 1.039 | F:22 R:5 S:4 |
| 3208 Ocean Blvd. | 4,263 | 2,707 | 4,060.5 | 0.952 | F:24 R:5 S:3 |
| 210 Larkspur Ave. ⁽¹⁾ | 4,225 | 1,994.6 | 2,991.9 | 0.708 | F:20 R:10 S:4 |
| 211 Larkspur Ave. | 5,310 | 3,626 | 5,439 | 1.024 | F:15 R:5 S:4 |
| 212 Larkspur Ave.* | 4,720 | 3,332 | 4,998 | 1.059 | F:15 R:5 S:3 |
| 217 Larkspur Ave.* | 4,720 | 3,332 | 4,998 | 1.059 | F:15 R:5 S:3 |
| 3300 Ocean Blvd. | 7,893 | 5,355 | 8,032.5 | 1.018 | F:25 R:5 S:4 |
| 3100 Ocean Blvd. | 5,746 | 3,973 | 5,959.5 | 1.037 | F:8 R:10 S:3 |
| 209 Marguerite Ave.* | 4,720 | 3,672 | 5,508 | 1.167 | F:5 R:5 S:3 |

*Typical lot size in the neighborhood.
 (1) Staff Approval No. SA2001-017 (August 22, 2001) authorized reconstruction of dwelling to maintain a 4-foot rear setback and 15-foot front setback consistent with prior approval of Modification Permit No. MD2001-090.

Figure 5: Setback/Reference Map



A typical lot in the surrounding area is 4,720 square feet. These lots have FARs between 1.059 and 1.167, depending on their respective setback requirements and the Code-required floor area limit. However, due to the orientation of the subject lot, the buildable area results in a maximum FAR of 0.777, which is approximately 25 percent less than what is allowed on lots of similar or smaller size and with a non-reoriented configuration in the neighborhood.

In its original configuration (see Figure 6A), Lot 7 would have a maximum floor area of 4,247 square feet and Lot 8 would have a maximum floor area of 5,335 square feet, totaling a maximum floor area of 9,582 between the two lots. Due to the reconfiguration of the two lots to face Larkspur Avenue (see Figure 6B), the subject lot has a maximum floor area of 4,234 square feet and 210 Larkspur has a maximum floor area of 2,993 square feet, totaling a maximum floor area of 7,227 square feet which is approximately 25 percent less than the original configuration of the lots would have provided.

Figure 6A – Lot Reorientation (Floor Area)
Original Orientation

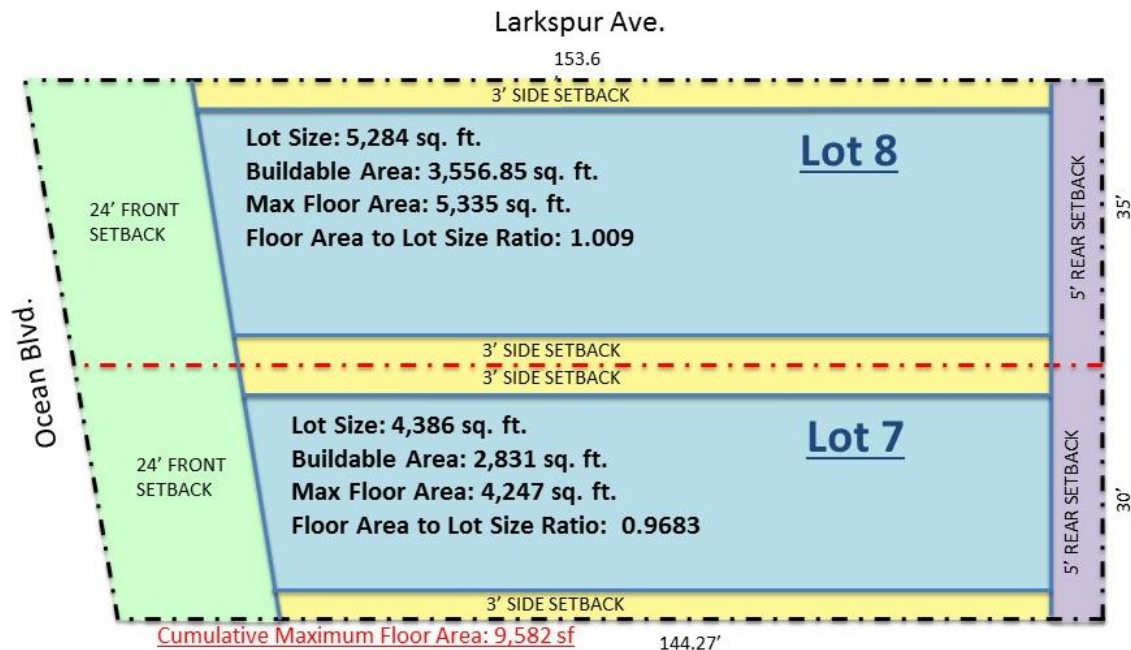
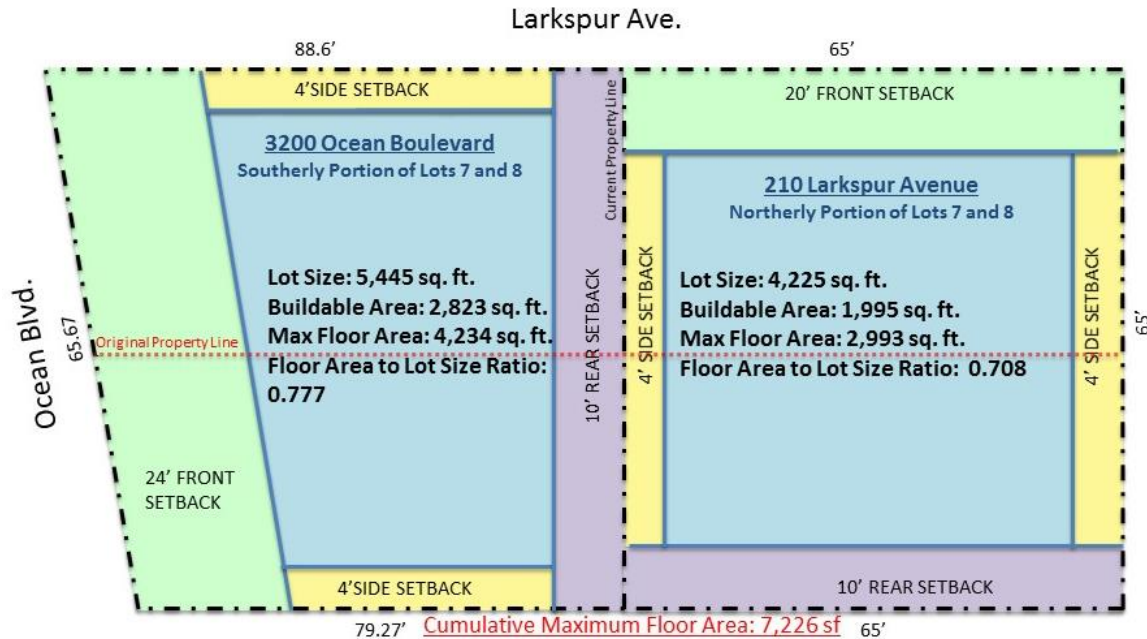


Figure 6B – Lot Reorientation (Floor Area)
Current Orientation



The applicant is requesting a maximum floor area of 5,216 square feet, which would result in a FAR of 0.958. The granting of the variance would not constitute a special privilege, as it is consistent with and lower than other properties in the vicinity and within the same zone. The subject property has a unique lot configuration that is different from other properties in the vicinity and same zone and results in the application of setbacks and buildable area that is significantly more restrictive. As demonstrated, strict compliance with the Zoning Code requirements would deprive the subject property of constructing a residence with similar FAR and setbacks when compared to neighboring lots and the granting of the variance would not grant more floor area than what could be achieved by other property owners in the same vicinity with identical zoning requirements.

Coastal Development Permit

The subject property is located within the Categorical Exclusion Order (CEO) Area of the Coastal Zone. Projects on properties located within the CEO may be excluded from the requirement to obtain a coastal development permit (CDP) provided it meets the conditions of the Coastal Commission's Exclusion Order CE-5-NPB-16-1. One of the conditions is the 1.5 floor area limit and given that the proposed project does not meet the maximum floor area limit, the project does not qualify for a Categorical Exclusion and requires a coastal development permit.

Pursuant to certified LCP Implementation Plan Section 21.52.15 (F) (Findings and Decision), the review authority may approve or conditionally approve a CDP application, only after first finding that the proposed development:

1. *Conforms to all applicable sections of the certified Local Coastal Program (e.g. development standards, no impacts to public views, natural resources, etc.); and*
2. *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.*

Staff believes sufficient facts exist to support the CDP request, as proposed by the applicant and demonstrated in the Draft Resolution (Attachment No. PC 1).

Scenic and Visual Quality Protection

The Coastal Land Use Plan of the certified LCP identifies Ocean Boulevard as a coastal view road due to the view of the coast looking south. Due to the location of the project near this protected public view, an initial evaluation of the potential impact to the view shed or the scenic and visual qualities of the coastal zone was conducted pursuant to Section 21.30.100 of the certified LCP Implementation Plan.

The 3100-3200 block of Ocean Boulevard provides views of the ocean, Harbor entrance and Corona del Mar State Beach. However, the subject property is located landward of Ocean Boulevard; therefore, the proposed project site is not between public vantage points along Ocean Boulevard and these view features. Therefore, the project will not impact existing, nor provide an opportunity to enhance, public views along Ocean Boulevard.

Larkspur Avenue provides a view corridor to south and that also allows views of the ocean, Harbor entrance, and Corona del Mar State Beach. While the proposed single-unit residence will be located closer to Larkspur Avenue than the existing residence, it will not encroach into the side setback area established by the certified LCP. Furthermore, the CDP is conditioned to restrict accessory structures and landscaping within this setback area in order to maintain the view corridor. Therefore, the project will not significantly impact existing, nor provide an opportunity to enhance, public views from Larkspur Avenue.

The proposed project will maintain a building envelope consistent with the certified LCP, with the exception of the proposed deviations to the rear setback and floor area limitation. These proposed deviations are limited and only allow for a development that is similar and compatible in design, bulk, and scale of the existing single-unit neighborhood pattern of development and expected future developments permitted pursuant to the certified LCP. When viewed from nearby and distant public viewing areas, the completed project will blend into the low-density residential form of the neighborhood. Therefore, the

proposed project does not have the potential to degrade the visual quality of the Coastal Zone.

As a result of this initial evaluation, it is staff's determination that the proposed deviations will not result in visual impacts that would be detrimental to the surrounding areas in the coastal zone.

Public Access

Certified LCP Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. The project site does not currently provide a public view or access easement and is located more than 200 feet from the nearest public beach. Public access by pedestrians and vehicles to the coast and to public views is presently provided by Ocean Boulevard and Larkspur Avenue, both public roads, and the proposed project is designed and sited so as not to interfere with that access.

The project site does not have alley access and the proposed project will use an existing driveway approach on Larkspur Avenue for vehicular access. Therefore, existing public on-street parking will be maintained. The proposed project will provide three off-street parking spaces within garages, which conforms with Zoning Code and certified LCP off-street parking requirements for a single-unit residence with this amount of floor area. Therefore, the project will not impact public on-street parking available for public access.

Finally, the proposed single-unit residence will replace an existing single-unit residence; therefore, the proposed project will not generate a significant new or increased demand for public access or recreational opportunities as there will be no increase in density.

Summary

The reconfiguration of the subject property has created a unique lot orientation that has a rear setback and floor area limit that is more restrictive than neighboring lots of similar size in the surrounding area. Staff, therefore, recommends Planning Commission approval of the variance and coastal development permit based on the discussion and facts above and findings included in the draft resolution for approval. Conditions of approval have been incorporated into the attached draft resolution (Attachment No. PC 1).

Alternatives

1. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. Should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial (Attachment No. PC 2).

Environmental Review

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

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 10 days before the scheduled meeting, 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.

Prepared by:

Submitted by:



David S. Lee
Assistant Planner



Jim Campbell
Deputy Community Development Director

ATTACHMENTS

- PC 1 Draft Resolution with Findings and Conditions
- PC 2 Draft Resolution for Denial
- PC 3 Re-Subdivision Map of Corona del Mar (1904)
- PC 4 Deviations of Reconfigured Lots Along Ocean Boulevard
- PC 5 Project Plans
- PC 6 Correspondence

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Attachment No. PC 1

Draft Resolution with Findings and Conditions

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RESOLUTION NO. PC2018-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING VARIANCE NO. VA2017-002 AND COASTAL DEVELOPMENT PERMIT NO. CD2017-091 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE FOR PROPERTY LOCATED AT 3200 OCEAN BOULEVARD (PA2017-208)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Nicholson Construction on behalf of Karen M. Hinton, Successor Trustee of the Maloney Family Trust ("Applicant"), with respect to property located at 3200 Ocean Boulevard, in the City of Newport Beach, and legally described as a portions of Lot 7 and Lot 8 of Block 138 of the Re-subdivision of Corona Del Mar, in the City of Newport Beach, County of Orange, State of California, as shown on Map recorded in Book 4, Page 67 of Miscellaneous Maps in the office of the County Recorder of said county, requesting approval of a coastal development permit and a variance.
2. The Applicant requests a coastal development permit to demolish an existing family residence and allow the construction of a new 7,276-square-foot, single-family residence and a 688-square-foot, three-car garage. Excluding the 2,748-square-foot subterranean basement, the resulting total floor area proposed is 5,216 square feet. The Applicant requests a variance application to allow the residence to encroach 5 feet into the required 10-foot rear setback and exceed the maximum floor area limit of 4,234 square feet.
3. The site is designated Single-Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
4. The site is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached – 6.0–9.9 DU/AC (RSD-B) and the Coastal Zone is Single-Unit Residential (R-1).
5. A public hearing was held on August 9, 2018, in the Council Chambers located at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the public hearing was given in accordance with the Newport Beach Municipal Code ("NBMC"). Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this public hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Article 19, of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 3, (New Construction or Conversion

of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the construction of limited numbers of new, small structures, including one single-family residence. The proposed project is a new single-family residence located within the R-1 (Single-Unit Residential) Zoning District.

SECTION 3. REQUIRED FINDINGS.

Variance

In accordance with NBMC Subsection 20.52.090(F) (Variances – Findings and Decision), the following findings and facts in support of such findings are set forth:

Finding:

- A. *There are special or unique circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features) that do not apply generally to other properties in the vicinity under an identical zoning classification.*

Facts in Support of Finding:

1. The subject property has a unique orientation compared to neighboring lots along Ocean Boulevard. The property and surrounding area were originally subdivided in 1904 as part of the Re-Subdivision of Corona del Mar. The subject property and neighboring property at 210 Larkspur Avenue consist of portions of Lot 7 and 8 of Block 138 of that original subdivision. Subsequent to the original subdivision, portions of Lots 7 and 8 were combined and reoriented to provide two lots facing Larkspur Avenue (pre-1948). As a result of the reorientation, the subject property (southern portion of Lots 7 and 8) does not have alley access and maintains vehicular access from Larkspur Avenue.
2. Typical R-1 lots surrounding the subject property abut an alley and are only subject to a 5-foot rear alley setback. However, the subject lot is atypical due to the reorientation and abuts a residence to the rear instead of an alley. Including the subject property and 210 Larkspur Avenue, there are a total of 13 similarly reconfigured lots out of 367 lots in the Re-subdivision. Due to the lot not abutting an alley, it is subject to a 10-foot rear setback. The 10-foot rear setback, in addition to the large 24-foot front setback, disproportionately impacts the Applicant's right to develop the property.
3. The subject property is shallower than the typical lots in the surrounding neighborhood. The lot depth ranges between 79 and 88 feet, whereas the typical lot depth is 118 feet. The unusual shape and orientation of this lot does not generally apply to other properties in the vicinity under the same R-1 zoning classification.

Finding:

- B. Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other properties in the vicinity and under an identical zoning classification.*

Facts in Support of Finding:

1. Strict compliance with the Zoning Code deprives the subject property of a buildable area that is comparable to typical lots with similar lot sizes. With the lot's current setback configuration, 48 percent of the lot is dedicated to the required setbacks. Surrounding typical properties have an approximate setback dedication ranging from 26 to 38 percent.
2. Strict compliance with the Zoning Code requirements would deprive the subject property of constructing a residence with similar floor area ratio (FAR) when compared to neighboring lots. The required maximum floor area yields an FAR of 0.777, which is approximately 25 percent less than what is allowed on lots of similar or smaller size and standard configuration in the surrounding neighborhood and same zone. Surrounding typical lots have FARs between 0.930 and 1.167.

Finding:

- C. Granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.*

Facts in Support of Finding:

1. Without granting the variance to increase the floor area, the Applicant could not construct a residence on the property similar to and consistent with what the development regulations permit on other lots in the area. Per Zoning Code and LCP development standards, the Applicant can only build a 4,234 square-foot residence (including garage), which results in a FAR of 0.777. This is substantially smaller than what could be constructed on typical rectangular R-1 lots in Corona del Mar, which have FARs between 0.930 and 1.167.
2. The Applicant is requesting a maximum floor area of 5,216 square feet, which would result in a FAR of 0.958 that is consistent with other properties in the vicinity and within the same zone.
3. The required 10-foot rear setback, in addition to the large 24-foot front setback along Ocean Boulevard, constitutes an impingement on the Applicant's right to develop the property. The remaining properties on the same block have the same large front setback, but enjoy a 5-foot rear yard setback which allows a larger buildable area. Granting a 5-foot rear yard setback would bring parity between the subject property and the surrounding neighborhood.

Finding:

- D. *Granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and in the same zoning district.*

Fact in Support of Finding:

1. Approval of the variance request allows the Applicant to develop a 5,216 square-foot residence (excluding subterranean basement) that is comparable in size, height, and setbacks with other lots along Ocean Boulevard that are identically zoned.
2. The request to increase the floor area above the maximum allowed by the Zoning Code creates a FAR of 0.958, which is not a special privilege as it is consistent with the limitations on other properties in the vicinity. The FAR in the surrounding area is between 0.930 and 1.167.
3. Due to the reorientation of the subject property, the rear abuts a residence instead of an alley, which requires a 10-foot rear setback. The request to encroach 5 feet into the required 10-foot rear setback is consistent with other properties in the vicinity, as typical R-1 lots that surround the subject property abut an alley and are subject to a 5-foot rear alley setback.

Finding:

- E. *Granting of the variance will not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood.*

Facts in Support of Finding:

1. Granting of the variance will improve the current setback configuration that exists on the lot. Currently, a 22-foot-wide portion of the existing garage and second floor living area encroach 8 feet, 3 inches into the required 10-foot rear yard setback, resulting in a setback of 1-foot 9-inches. The proposal includes the demolition of the existing dwelling and the construction of a new dwelling 5 feet from the property line for a width of 37 feet. Although the width of the encroachment increases, the location of the dwelling 5 feet from the property line exceeds what would normally be provided if this were treated as a side yard with a minimum required 4-foot setback. This setback, in addition to the existing 5-foot 10-inch setback on the abutting residence on 210 Larkspur, would create a separation of 10 feet, 10 inches between the neighboring structures. The existing separation is 7 feet, 7 inches.
2. The proposed 5-foot rear yard setback is more than a typical setback between two abutting residences. If the proposed rear yard setback was regulated as a side yard setback, a 4-foot setback would be required on both properties, creating an 8-foot minimum separation between the two structures. The proposed rear yard setback will

provide the adequate flow of light and air to the adjacent residence.

3. The proposed design is a two-story structure with a subterranean basement, located in a neighborhood with two- and three-story residences. The design, including proposed floor area, maintains a bulk and scale that is consistent with other allowable development on typical lots in the surrounding area constructed.
4. Although the City does not have private view protection policies, the adjacent neighbor located at 210 Larkspur Avenue currently enjoys a private view across the northwesterly corner of the subject lot. The design of the proposed dwelling includes a 204-foot open space design feature at the northwesterly corner of the proposed dwelling that helps preserve a significant portion of the neighbor's existing private view and provides a greater private viewshed than what could have been provided with a setback-compliant design that did not include the feature.
5. Granting of the variance to allow additional floor area will not be detrimental to the on-street parking situation in the area. The proposed residence provides a three-car garage with additional car storage in the basement level.

Finding:

- F. Granting of the variance will not be in conflict with the intent and purpose of this section, this Zoning Code, the General Plan, or any applicable specific plan.*

Facts in Support of Finding:

1. Granting the variance request would not increase the density beyond what is planned for the area, and will not result in additional traffic, parking, or demand for other services.
2. The proposed variance request provides similar setbacks for the property consistent with the existing development pattern along Ocean Boulevard.
3. The proposed variance request provides a maximum floor area that is consistent with neighboring lots of similar size, located within the same zoning designation.
4. The property is not located within a specific plan area.

Coastal Development Permit

In accordance with NBMC Subsection 21.52.015(F) (Coastal Development Permits - Findings and Decision), the following findings and facts in support of such findings as set forth:

Finding:

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

Facts in Support of Finding:

1. The proposed deviations to the rear setback and floor area limitation allow for a development that is similar and compatible in design, bulk, and scale of the existing single-family neighborhood pattern of development and expected future development. The maximum floor area limitation granted by the variance would allow 5,216 square feet of floor area, or an FAR of 0.958, consistent with the typical FAR of other properties in the vicinity ranging between 0.930 and 1.167.
2. With the exception of the variance requests, the proposed development complies with applicable residential development standards including, but not limited to, front and side setbacks, height, and parking as follows:
 - a. The proposed residence complies with the height limitations of the Zoning Code, which allows a maximum of 24 feet for flat roofs and 29 feet for sloped roofs, measured from existing grade. A 30-square-foot elevator shaft with a flat roof extends to 29 feet which is a permitted height exception granted in LCP Section 21.30.060 (Height Limits and Exceptions).
 - b. As the proposed residence includes more than 4,000 square feet of livable floor area, a three-car garage is required. The proposed residence provides a three-car garage.
 - c. A minimum of 466 square feet of open volume area is required and the proposed residence includes 665 square feet of open volume area provided.
3. The property is located in an area known for the potential of seismic activity and liquefaction and is required to comply with the California Building Code ("CBC") and City's Building Division standards and policies. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved prior to the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC prior to building permit issuance.
4. The development is set back approximately 300 feet from the nearest beach. Due to the large distance from coastal waters, a Water Quality Management Plan (WQMP) and a Construction Pollution Prevention Plan (CPPP) are not required. A post-construction drainage system will be installed that includes drainage and percolation features designed to retain dry weather and minor rain run-off on-site to ensure the project does not impact water quality. Any water not retained on-site is directed to the City's storm drain system.
5. Proposed landscaping complies with NBMC Section 21.30.075 (Landscaping). A condition of approval is included that requires drought-tolerant, and prohibits invasive, species. Prior to issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
6. The subject property is not between the nearest public road and the sea or shoreline of

any body of water located within the coastal zone. The Coastal Land Use Plan identifies Ocean Boulevard as a coastal view road. However, the subject property is located on an inland lot north of Ocean Boulevard and will not impact public coastal views from Ocean Boulevard. There is also no impact on public views from Larkspur Avenue, as no deviation is being requested from the required 4-foot side yard setback on Larkspur Avenue. 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 private residential lot.

Finding:

- 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.*

Fact in Support of Finding:

1. 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 located between the sea or shoreline and the nearest public road.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby approves Variance No. VA2017-002 and Coastal Development Permit No. CD2017-091, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. The Variance action shall become final and effective fourteen (14) days following the date this Resolution was adopted, unless within such time an appeal is filed with the City Clerk in accordance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
3. The Coastal Development Permit action shall become final and effective fourteen (14) days following the date this resolution was adopted unless within such time an appeal or call for review is filed with the City Clerk in accordance with the provisions of Title 21 Local Coastal Implementation Plan of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with NBMC Section 21.64.035 and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF AUGUST 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Peter Zak, Chairman

BY: _____
Lauren Kleiman, Secretary

EXHIBIT "A"

CONDITIONS OF APPROVAL

(Project-specific conditions are in italics)

PLANNING

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Use Permit.
4. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements. Approval from the Orange County Health Department is required prior to the issuance of a building permit.
5. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the City's Building Division and field sets of plans prior to issuance of the building permits.
6. *The dwelling shall encroach a maximum of 5 feet into the rear 10-foot setback. An additional 6-inch allowance shall be permitted for a roof eave.*
7. *The northwesterly corner of the proposed residence shall maintain a 204-square-foot open space feature on each level above grade as shown on the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval No structures, principal or accessory, shall be constructed within said open space areas.*
8. *The maximum floor area shall not exceed 5,216 square feet (excluding subterranean basement).*
9. *Accessory structures and landscaping in the side setback abutting Larkspur Avenue shall be in substantial conformance with the approved site plan and shall not exceed 42-inches from existing grade, in order to maintain the view corridor on Larkspur Avenue.*
10. *No trees shall be planted within the side setback area abutting Larkspur Avenue in order to maintain the view corridor on Larkspur Avenue.*

11. *No trees shall be planted within the illustrated private view corridor shown in Figure 4 of the Staff Report dated August 9, 2018.*
12. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan prepared by a licensed landscape architect. These plans shall incorporate drought tolerant plantings and water efficient irrigation practices, and the plans shall be approved by the City's Planning Division.
13. All landscape materials and irrigation systems shall be maintained in accordance with the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
14. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the City's Planning Division.
15. Prior to issuance of a building permit, the Applicant shall submit to the City's Planning Division an additional copy of the approved architectural plans for inclusion in the application file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Variance and Coastal Development Permit application.
16. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
17. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stock piles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
18. Prior to the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
19. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
20. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, wetland or their

buffers.

21. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or the leasing agent.
22. Construction activities shall comply with NBMC Section 10.28.040, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
23. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of NBMC Title 20 Planning and Zoning.
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 Hinton and Maloney Variance including, but not limited to, Variance No. VA2017-002 and Coastal Development Permit No. CD2017-091 (PA2017-208). 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.

Public Works Conditions

25. Parkways on Ocean Boulevard and Larkspur Avenue shall be planted with drought-tolerant planting or turf.
26. The proposed driveway shall be installed per City Standard STD-162-L. The approach bottom maximum width shall be 20 feet.
27. The proposed project shall comply with sight distance standard STD-110-L at the corner of Ocean Boulevard and Larkspur Avenue.
28. No staging/storage of materials shall be permitted within the public right-of-way.

29. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the City's Public Works Inspector.

Attachment No. PC 2

Draft Resolution for Denial

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RESOLUTION NO. PC2018-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH, CALIFORNIA, DENYING VARIANCE NO. VA2017-002 AND COASTAL DEVELOPMENT PERMIT NO. CD2017-091 TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, FOR PROPERTY LOCATED AT 3200 OCEAN BOULEVARD (PA2017-208)

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Nicholson Construction on behalf of Karen M. Hinton, Successor Trustee of the Maloney Family Trust ("Applicant"), with respect to property located at 3200 Ocean Boulevard, in the City of Newport Beach, and legally described as a portions of Lot 7 and Lot 8 of Block 138 of the resubdivision of Corona Del Mar, in the City of Newport Beach, County of Orange, State of California, as shown on Map recorded in Book 4, Page 67 of Miscellaneous Maps in the office of the County Recorder of said county, requesting approval of a coastal development permit and a variance.
2. The Applicant requests a coastal development permit to allow the construction of a new 7,276-square-foot, single-family residence and a 688-square-foot, three-car garage. Excluding the 2,748-square-foot subterranean basement, the resulting total floor area proposed is 5,216 square feet. The Applicant requests a variance application to allow the residence to encroach 5 feet into the required 10-foot rear setback and exceed the maximum floor area limit of 4,234 square feet.
3. The site is designated Single-Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
4. The site is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached – 6.0–9.9 DU/AC (RSD-B) and the Coastal Zone is Single-Unit Residential (R-1).
5. A public hearing was held on August 9, 2018, in the Council Chambers at 100 Civic Center Drive, Newport Beach in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the public hearing was given in accordance with the Newport Beach Municipal Code ("NBMC"). Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this public hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

SECTION 3. REQUIRED FINDINGS.

Variance

The Planning Commission may approve a variance application only after making each of the required findings set forth in NBMC Section 20.52.090(F) (Variances – Findings and Decision). In this case, the Planning Commission was unable to make the required findings for the following reasons:

1. The Planning Commission determined, in this case, that the proposed Variance for the Development is not consistent with the legislative intent of Title 20 of the NBMC and that findings required by Section 20.52.090 are not supported in this case. The Development may prove detrimental to the community.
2. The design, location, size and characteristics of the Development are not compatible with the single-family residences in the vicinity. The development may result in negative impacts to residents in the vicinity and would not be compatible with the enjoyment of the nearby residential properties.

Coastal Development Permit

The Planning Commission may approve a coastal development permit application only after making each of the required findings set forth in NBMC Section 21.52.015 (F) (Findings and Decision). In this case, the Planning Commission was unable to make the required findings for the following reasons:

1. The proposed residence does not conform to all applicable residential development standards as the Development does not comply with floor area limitation, setbacks, height and open volume requirements.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby denies Variance No. VA2017-002 and Coastal Development Permit No. CD2017-091.
2. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 9th DAY OF AUGUST, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Peter Zak, Chairman

BY: _____
Lauren Kleiman, Secretary

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Attachment No. PC 3

Re-Subdivision Map of Corona del Mar (1904)

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at the place shown

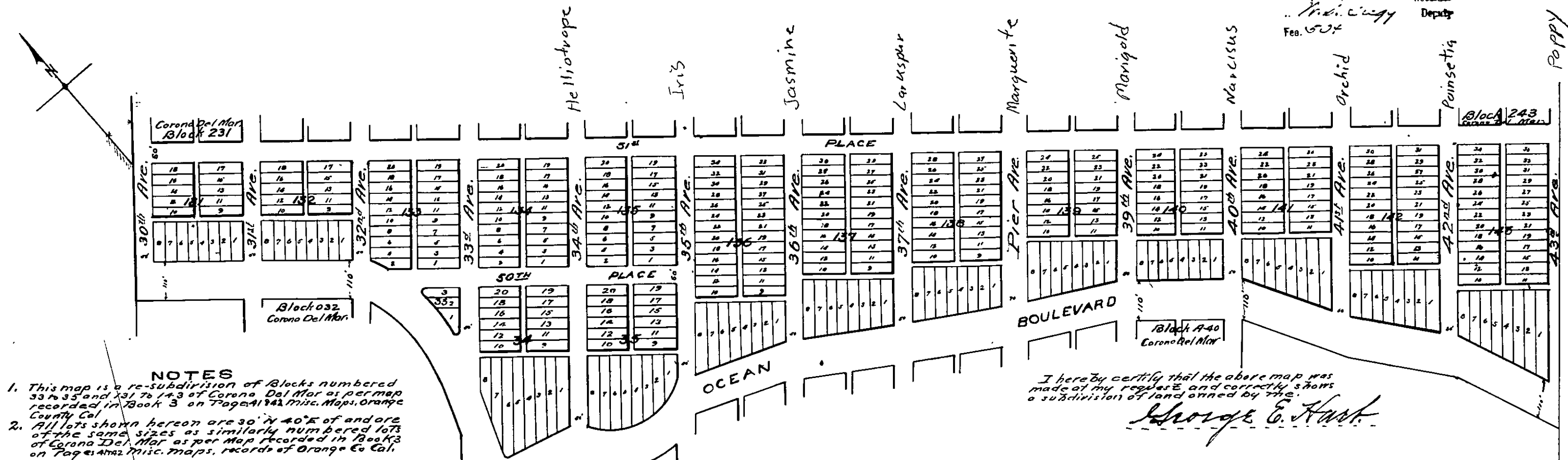
FILED
JUL 10 1906
at request of
Owner
Orange County Records
S. H. Finley
County Surveyor
1006

Map
GOLDEN STATE TRACT
S. H. FINLEY
County Surveyor
1006

MAP OF Re-Subdivision of CORONA DEL MAR

BY S. H. FINLEY
County Surveyor

FILED
JUL 10 1906
at request of
Owner
Orange County Records
S. H. Finley
County Surveyor
1006



- NOTES**
1. This map is a re-subdivision of Blocks numbered 33 to 35 and 131 to 143 of Corona Del Mar as per map recorded in Book 3 on Page 142 Misc. Maps, Orange County Cal.
 2. All lots shown hereon are 30' x 40' of area of the same size as similarly numbered lots of Corona Del Mar as per map recorded in Book 3 on Page 142 Misc. Maps, records of Orange Co. Cal.

S. H. Finley
County Surveyor

I hereby certify that the above map was approved by the Board of Supervisors of Orange Co. Cal. at a meeting held July 10 1906
E. W. Ferry
Clark of the Board of Supervisors

I hereby certify that the above map was made of my regular and correctly shows a subdivision of land owned by the
George E. Hart

Los Angeles, June 25
Edward W. Ferry

six
Los Angeles
George E. Hart

Edward W. Ferry

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Attachment No. PC 4

Deviations of Reconfigured Lots Along Ocean Boulevard

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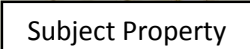
Deviations of Reconfigured Lots Along Ocean Boulevard

| Address | Deviation | | | Discretionary Approval | Description |
|----------------------------|-----------|------------|----------------|---|---|
| | Setbacks | Floor Area | Non-conforming | | |
| 2824 Ocean Blvd. | | | X | No discretionary approvals on file | Existing structure encroaches into 10-foot rear setback. |
| 2828 Ocean Blvd. | | | X | No discretionary approvals on file | Existing structure encroaches into 10-foot rear setback. |
| 211 Heliotrope Ave. | X | X | | Alternative Setback Determination No. SA2011-012 <i>Approved June 21, 2011</i> | To modify setbacks and resulting buildable area to 10 feet along Heliotrope Avenue (front), 4 feet along the rear property line, 5 feet along Ocean Lane (side), and 4 feet opposite Ocean Lane (side). |
| 3000 Ocean Blvd. | X | | | Modification Permit No. 195 <i>Approved May 12, 1970</i> | To permit a detached garage to encroach 7 feet into a 10-foot rear setback. |
| 210 Iris Ave. | X | | | Modification Permit No. 4459 <i>Approved July 9, 1996</i> | To permit a replacement second floor balcony to encroach 10 feet into a 20-foot front yard setback, and 7 feet 3 inches into a required 10 foot rear setback. Also, to permit a staircase to encroach 3 feet into a 4-foot side yard setback. |
| | X | | | Variance No. 62 <i>Approved June 23, 1952</i> | To reduce the front setback (Iris Ave.) from 20 feet to 10 feet, and reduce the rear setback from 10 feet to 3 feet. |
| | X | | | Modification Permit No. MD2007-085 <i>Approved December 4, 2007</i> | To permit the encroachment of bay windows 12 feet 3 inches into a 20-foot front setback along Iris Ave and 7 feet 3 inches into a 10-foot rear setback. |

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| 3200 Ocean Blvd. | X | | | Modification Permit No. 3791 <i>Approved December 18, 1990</i> | To permit an addition to encroach 4 inches into a 4-foot side setback. |
| 210 Larkspur Ave. | X | X | | Variance No. 1206 <i>Approved June 8, 1995</i> <i>*Never Constructed</i> | To permit an addition to exceed maximum floor area and encroach 1-foot 3 inches into a 20-foot front setback, and 6 feet into a 10-foot rear setback. |
| | X | | | Modification Permit No. 2001-090 <i>Approved August 22, 2001</i> | To permit an expansion of an existing fireplace in front setback, and an extension of a second floor deck to encroach 3 feet 6 inches into a 20-foot front setback. |
| 211 Orchid Ave. | X | | | Modification Permit No. 2533 <i>Approved April 29, 1980</i> | To permit a patio structure to encroach 6 feet into a 10-foot rear setback. |
| | X | X | | Alternative Setback Determination No. SA2012-002 <i>Approved April 5, 2012</i> | To reduce a portion the existing 20-foot front setback to 10 feet, and to reduce the 10-foot rear setback to 7 feet, except for a portion of the rear to be reduced to 4 feet for the garage. Results in increased buildable and maximum floor area. |
| 3600 Ocean Blvd. | X | | | Variance No. 418 <i>Approved November 21, 1957</i> | To permit a 5-foot encroachment into a 10-foot rear setback. |
| | X | | | Variance No. 616 <i>Approved August 18, 1960</i> | To permit a 3-foot, 6-inch overhang to encroach into a 25-foot front setback. |
| 3728 Ocean Blvd. | X | | | Modification Permit No. 2170 <i>Approved November 29, 1977</i> | To permit the renovation of an existing nonconforming garage that encroaches 4 feet into a required 4-foot setback. |
| | X | | | Modification Permit No. 3269 <i>Approved April 14, 1987</i> | To permit an expansion to an existing nonconforming garage that encroaches 3 feet 3 inches into a 4 foot side setback, and the |

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|-----------------------|---|--|--|---|--|
| | | | | | reconstruction of a deck above the garage that will encroach 3 feet 3 inches into a 4 foot side setback. |
| | X | | | Modification Permit No. 3515 <i>Approved March 7, 1989</i> | To permit a structural alteration to an existing nonconforming garage and second floor deck which encroach 4 feet into a required 4-foot side setback. |
| | X | | | Modification Permit No. 4959 <i>Approved August 31, 1999</i> | To permit additions and alterations to an existing residence that encroaches 1 foot 6 inches into the required 4-foot side setback. |
| 215 Poppy Ave. | X | | | Modification Permit No. 564 <i>Approved September 12, 1972</i> | To permit a second floor balcony to encroach 9 inches into a 20 front setback. |

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Attachment No. PC 5

Project Plans

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CITY OF NEWPORT BEACH NOTES

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| FIRE SPRINKLERS NEW CONSTRUCTION, REQUIRES INSTALLATION OF A FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION. DEFERRED SUBMITTAL TO BE CERTIFIED BY PROJECT ARCHITECT PRIOR TO SUBMITTAL. |
| SEPARATE PERMITS A/C UNIT INSTALLATION & LOCATION, POOLS, SPAS, FOUNDATION FOR POOL/SPA, WALLS, FENCES, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS. |
| TEMPERED GLASS ALL TEMPERED GLASS TO BE ETCH MARKED. |
| UTILITY EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION. |
| DOORS TO POOL ALL DOORS FROM HOUSE TO POOL YARD MUST BE EQUIPPED WITH AN ALARM PER C.B.C. 3109 & N.B.M.C. 15.04.230. POOL ENCLOSURE AND SAFETY FEATURES SHALL BE PROVIDED. |
| FIRE PIT FIRE PIT WILL BE UNDER SEPARATE PERMIT BUT IT SHALL BE BUILT AT THE SAME TIME AS THIS PERMIT. |

PUBLIC WORKS

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| PROOF OF EXISTING CONDITIONS THE GENERAL CONTRACTOR SHALL EXTENSIVELY PHOTOGRAPH THE SITE AND PUBLIC RIGHT-OF-WAY PRIOR TO STARTING DEMOLITION/CONSTRUCTION AS PROOF OF THE EXISTING CONDITION FOR PUBLIC WORKS DEPARTMENT. |
| SITE RECONSTRUCTION CONTRACTOR SHALL RECONSTRUCT ALL DAMAGED/BROKEN CONCRETE CURB, GUTTER AND SIDEWALK ALONG THE FAIRFIELD ROAD AND ORRINGTON ROAD FRONTAGES. -PER CIVIL PLANS. |
| TREES -PROTECT CITY TREES IN PLACE REMOVAL OF ANY CITY TREES REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPARTMENT. |
| TREES PROVIDE TREES IN THE PARKWAY ADJOINING THIS SITE TO THE SATISFACTION OF THE GENERAL SERVICES DEPARTMENT. TEL (949) 644-3083. APPROVAL FROM THE GENERAL SERVICES DEPARTMENT IS REQUIRED ON THE BUILDING INSPECTION CARD PRIOR TO FINAL INSPECTION. |

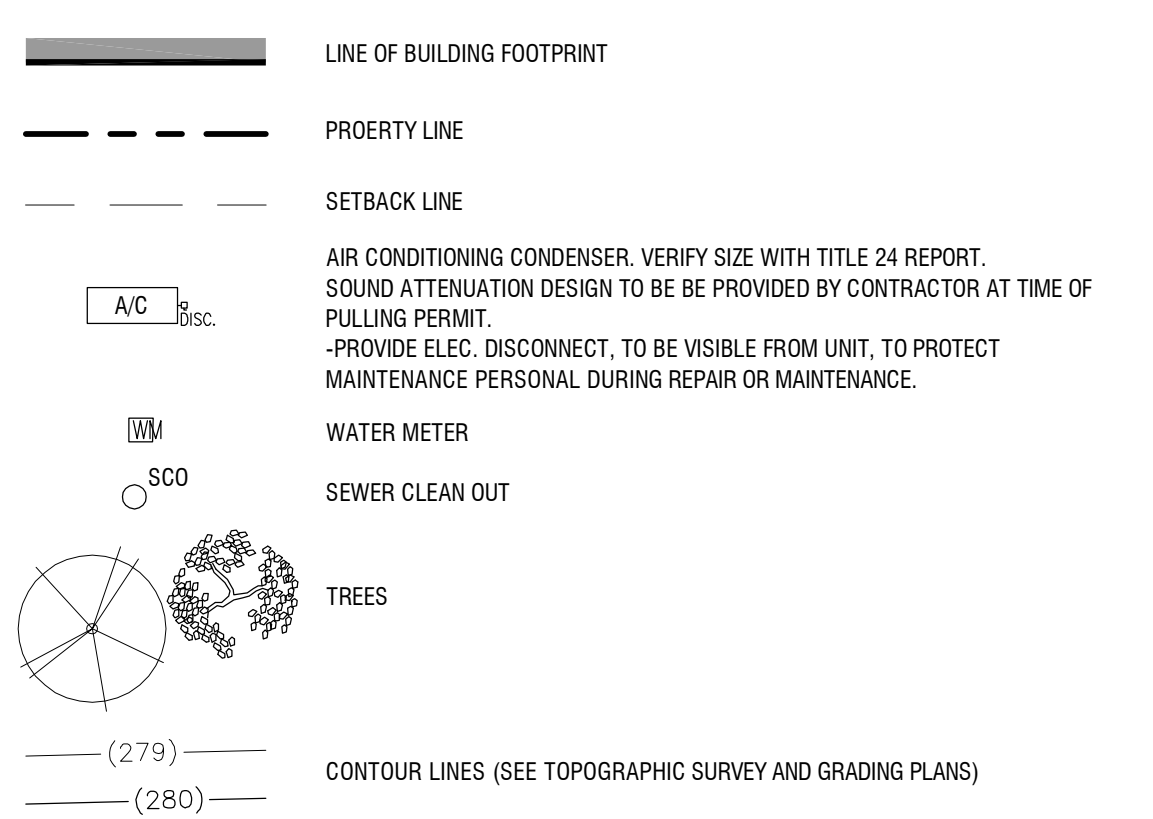
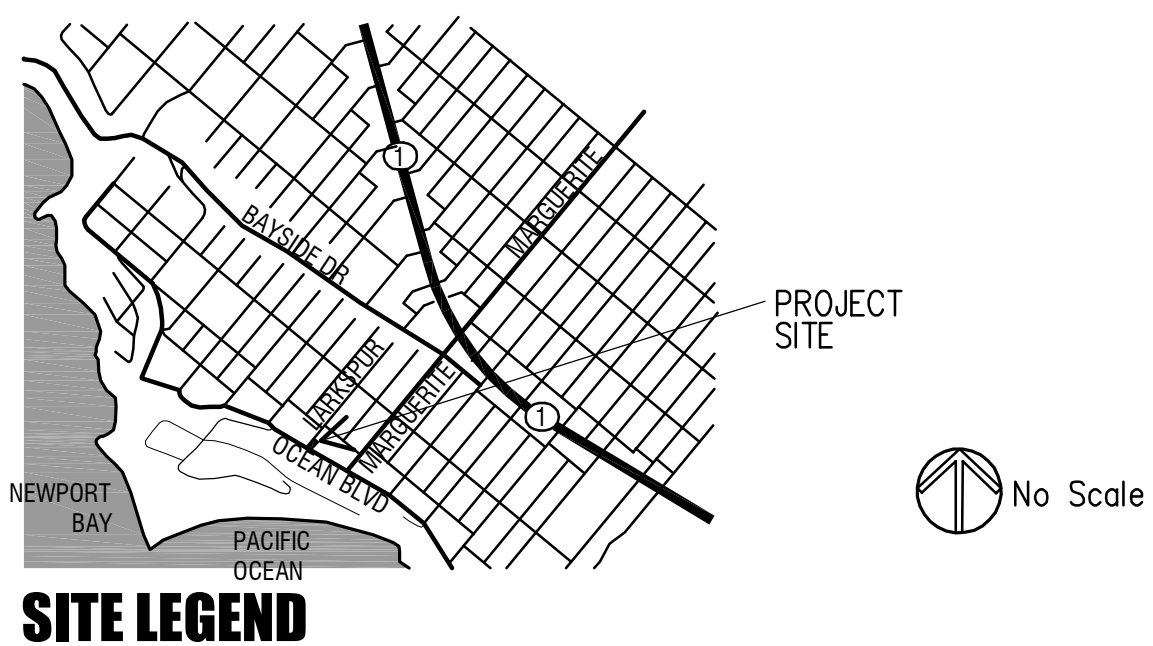
PLANNING

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| SIDEYARD A 4' SIDEYARD SETBACK SHALL BE MAINTAINED UP TO A MAXIMUM HEIGHT OF 8' ABOVE GRADE BETWEEN PRIMARY ENTRANCE TO ANY DWELLING UNIT AND THE PUBLIC STREET OR ALLEY AND WITHIN THIS AREA A 3' WIDE UNOBSTRUCTED WALKWAY SHALL BE PROVIDED. WALKWAY SHALL BE PAVED AND THE ONLY ABOVE GRADE ENCROACHMENTS PERMITTED IN THIS AREA SHALL BE STEPS ESSENTIAL FOR USE OF A FIRST FLOOR ENTRANCE. |
| WALL FINISH TO PROPERTY LINE-SETBACK DISTANCE FROM FACE OF FOUNDATION TO PROPERTY LINE TO BE ZONING SETBACK PLUS WALL FINISH THICKNESS (MINIMUM) WHERE NEW CONSTRUCTION OR MORE THAN 25% ADDED. |
| BUILDING HEIGHT BUILDING HEIGHT CERTIFICATION UPON COMPLETION OF FRAMING AND PRIOR TO INSTALLATION OF ANY ROOF MATERIAL MUST BE SUBMITTED. A HEIGHT CERTIFICATION FROM A LICENSED ENGINEER MUST BE SUBMITTED FOR SLAB HEIGHT CERTIFICATION PRIOR TO POURING CONCRETE SLAB. |
| SKYLIGHTS PER SECTION 20.85.070 D, SKYLIGHTS MAY PROJECT A MAXIMUM OF 6" ABOVE THE FINISHED SURFACE OF A CONFORMING ROOF. |

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|--|
| FIRE RESISTIVE CONSTRUCTION WALLS WITHIN 5 FEET OF PROPERTY LINE SHALL BE 1-HOUR FIRE RESISTIVE CONSTRUCTION. |
| ACOUSTICS ALL WORK RELATED TO AIR CONDITIONING CONDENSERS AND POOL AND/OR SPA EQUIPMENT SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS DESIGN-BUILD CONSTRUCTION. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC AND POOL AND/OR SPA EQUIPMENT PER ARI STANDARD 275, PRIOR TO OBTAINING MECHANICAL OR POOL/SPA PERMITS. SOUND LEVEL NOT TO EXCEED 50 DBA (50DBA WITH TIMER 65 DBA WITH TIMER AND NEIGHBORS' CONSENT) PER SECTION 10.26.045 OF THE NBMC. LOCATION OF MEASUREMENT TO BE ADJACENT PROPERTY PATIO OR OPENING. |
| FLOOR SLABS - CAPILLARY BREAK NEW CONSTRUCTION WITH SLAB ON GRADE SHALL INSTALL A CAPILLARY BREAK IN COMPLIANCE WITH THE FOLLOWING: A 2-INCH THICK LAYER OF SAND OVER A VAPOR BARRIER OVER A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURDLING. (FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.0R-06) -PROVIDE A MOISTURE VAPOR RETARDER CONSISTING OF A POLYETHYLENE MEMBRANE SUCH AS 15-MIL VAPOR BARRIER TO MEET ASTM 1745, OR EQUIVALENT, REFER TO SOILS REPORT WHICH GOVERNS OVER ARCHITECTURAL AND CIVIL PLANS. |
| ENCROACHMENT PERMIT PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. |
| ENCROACHMENT AGREEMENT A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6 AND L-18. |
| ENCROACHMENT PERMIT INSPECTION IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEYS/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. ADDITIONALLY, IF EXISTING UTILITIES INFRASTRUCTURE ARE DEEMED SUBSTANDARD, A NEW 1-INCH WATER SERVICE, WATER METER 2 OF 3 BOX, SEWER LATERAL AND/OR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 100% OF THE COST SHALL BE BORNE BY THE PROPERTY OWNER (MUNICIPAL CODES 14.24.000 AND 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. |

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| CORNER RECORD / RECORD OF SURVEY THE SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF COUNTY SURVEYOR. EVIDENCE OF THE PLUMB SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION. |
| ASSOCIATION APPROVAL ADVISORY ISSUANCE OF A BUILDING PERMIT BY THE CITY DOES NOT RELIEVE APPLICANT OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT. |
| DRAINAGE MAINTAIN DRAINAGE PER CITY STANDARDS AND EXISTING CONDITIONS. CONTRACTOR SHALL TEST THE DRAINAGE TO VERIFY FLOW BEFORE AND AFTER ADDITION. SHOULD PONDING OR OTHER RESTRICTION OCCUR, CONTACT THE OWNER AND ARCHITECT IMMEDIATELY. |
| CONSTRUCTION AND DEMOLITION WASTE RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 CAL GREEN CODE. |
| CAL-OSHA PERMIT A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FT. AND FOR SHORING AND UNDERPINNING. |
| WASTEWATER CONTRACTOR ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR. |
| WATER CONTRACTOR ALL WORK RELATED TO WATER PIPING IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN "A" LICENSED GENERAL ENGINEERING CONTRACTOR. |

VICINITY MAP



ENERGY NOTES

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|---|
| TITLE 24 / HERS INSPECTION SEE PAGE 2 OF THE CF1R FOR THE REQUIRED HERS VERIFICATIONS SUMMARY. PLEASE NOTE THE HERS MEASURE Q1, HIGH QUALITY INSULATION INSTALLATION, NEEDED TO BE USED IN ORDER TO REACH COMPLIANCE. THEREFORE, A HERS RATER WILL NEED TO BE HIRED TO PERFORM THIS TEST BEFORE THE WALLS ARE CLOSED IN. |
| T24 / RADIANT BARRIER PER T24, PROVIDE RADIANT BARRIER. |
| WALL FINISH TO PROPERTY LINE-SETBACK DISTANCE FROM FACE OF FOUNDATION TO PROPERTY LINE TO BE ZONING SETBACK PLUS WALL FINISH THICKNESS (MINIMUM) WHERE ADDITIONAL AREA IS LESS THAN 25%. EXIST NON CONFORMING IS ACCEPTABLE PER C.N.B. |

REVISION HISTORY

| |
|---|
| CODES ALL WORK AND MATERIALS SHALL CONFORM STRICTLY TO THE 2016 C.R.C.; 2016 C.B.C.; 2016 C.P.C.; 2016 C.E.C.; 2016 C.M.C.; 2016 CEES (CA ENERGY); 2016 C.G. (CAL GREEN); CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC); AND ALL OTHER FEDERAL, STATE AND LOCAL CODE. |
| DEFERRED SUBMITTALS DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT AND/OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY. SEE STRUCTURAL ENGINEERING DRAWINGS AND ENGRG DRAWINGS FOR DEFERRED SUBMITTALS. VERIFY WITH STRUCTURAL ENGINEER. -AUTOMATIC FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D -SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DEFERRED SUBMITTALS. -STRUCTURAL STEEL SHOP DRAWINGS |
| SPECIAL INSPECTIONS SEE STRUCTURAL AND SHORING DRAWINGS FOR SPECIAL INSPECTIONS. VERIFY WITH STRUCTURAL PLANS. -STEEL, SHOTCRETE, MASONRY GROUT (WHERE REQUIRED), EXPANSION ANCHOR, ADHESIVE ANCHOR. -STRUCTURAL STEEL WELDING AND HIGH STRENGTH BOLTING |

HEIGHT CERTIFICATION

NOTE TO GENERAL CONTRACTOR:
HEIGHT CERTIFICATION INSPECTION IS REQUIRED

PROJECT DESCRIPTION

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH BASEMENT

OPEN VOLUME AREA

BUILDABLE AREA = 3,108 S.F.

3,108 S.F. x 15' = 4662 S.F. MIN. REQUIRED

OPEN VOLUME 1 = 95 S.F. (SEE SHEET A-2.1)

OPEN VOLUME 1B = 81 S.F. (SEE SHEET A-2.1)

OPEN VOLUME 2 = 123 S.F. (SEE SHEET A-2.1)

OPEN VOLUME 3 = 27 S.F. (SEE SHEET A-2.1)

OPEN VOLUME 4 = 108 S.F. (SEE SHEET A-2.2)

OPEN VOLUME 4B = 81 S.F. (SEE SHEET A-2.2)

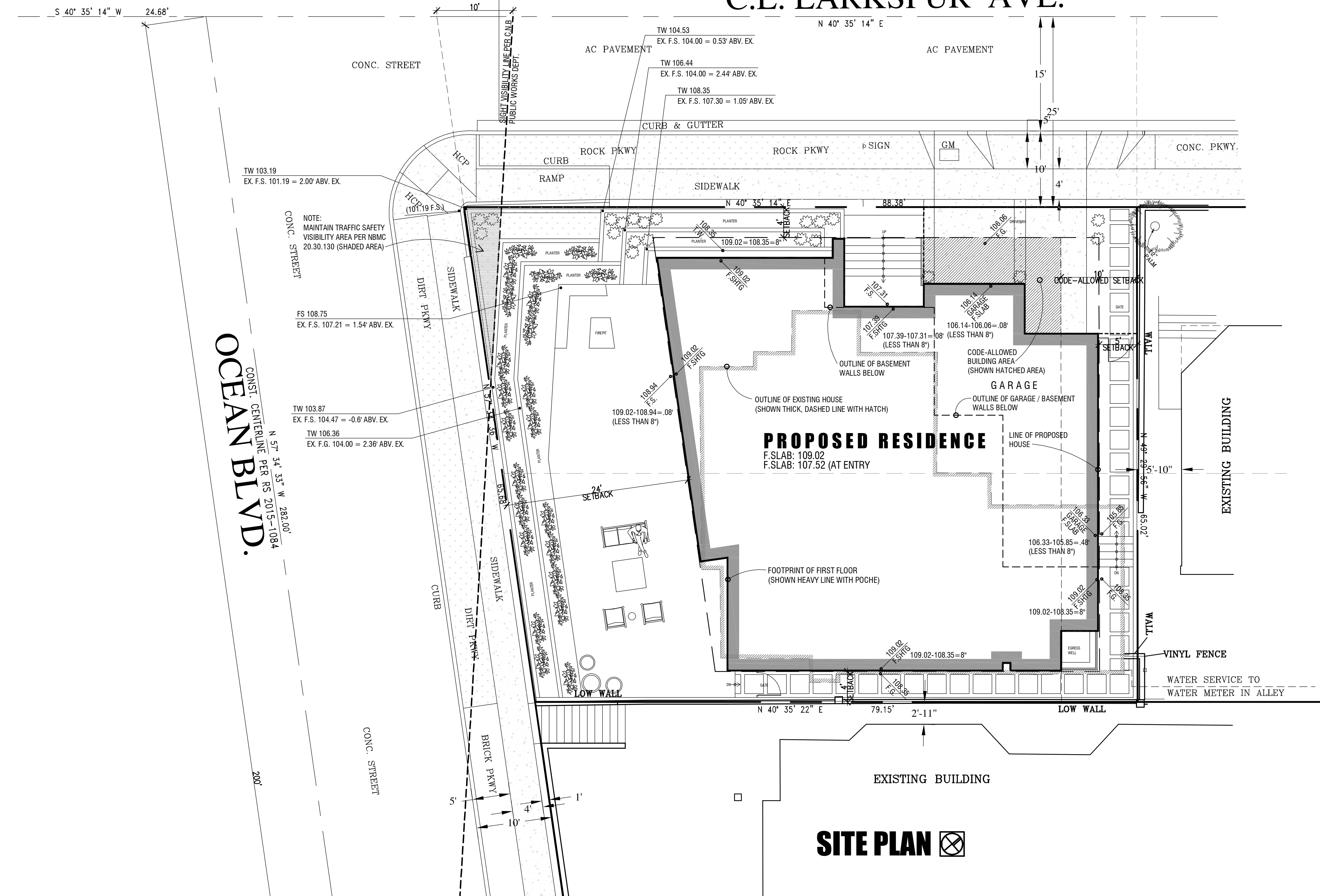
OPEN VOLUME 5 = 123 S.F. (SEE SHEET A-2.2)

OPEN VOLUME 6 = 27 S.F. (SEE SHEET A-2.2)

665 S.F. OPEN VOLUME PROVIDED

OPEN VOLUME AREA (SEE PLAN BELOW FOR LOCATIONS)
OPEN VOLUME AREA TO HAVE 5'-0" MIN WIDTH, AND HEIGHT OF 7'-6" MINIMUM.

C.L. LARKSPUR AVE.



SITE PLAN

OWNER

NICHOLSON COMPANIES
1 CORPORATE PLAZA DR.
SUITE 110
NEWPORT BEACH, CA 92660
TEL: (949) 756-8393

ARCHITECT

TEALE ARCHITECTURE
2900 BRISTOL ST., BLDG A, SUITE 203
COSTA MESA, CA 92626
TEL: (949) 975-0123 FAX: (949) 274-4833
EMAIL: mteale@tealearchitecture.com

MARK TEALE . ARCHITECT C-22162

CONTRACTOR

NICHOLSON CONSTRUCTION
1 CORPORATE PLAZA, SUITE 110
NEWPORT BEACH, CA 92625
TEL: (949) 756-8393
FAX: (949) 756-8394

SHEET INDEX

| | |
|-------|---|
| A-1 | SITE PLAN, PROJECT DATA |
| A-1.1 | GENERAL NOTES |
| A-2 | BASEMENT FLOOR PLAN |
| A-2.1 | FIRST FLOOR PLAN |
| A-2.2 | SECOND FLOOR PLAN |
| A-2.3 | ROOF PLAN |
| A-3 | EXTERIOR ELEVATIONS |
| A-4 | BUILDING SECTIONS |
| A-4.1 | BUILDING SECTIONS |
| A-5 | FIRST FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT DUCTING LAYOUT |
| A-5.1 | SECOND FLOOR ELECTRICAL PLAN / REFLECTED CEILING PLAN / CONCEPT DUCTING LAOUT |
| A-6 | SQUARE FOOTAGE CALCULATIONS |
| D-1 | ARCHITECTURAL DETAILS |
| D-2 | ARCHITECTURAL DETAILS |
| T-24A | ENERGY CALCULATIONS |
| T-24B | ENERGY CALCULATIONS |

| | |
|-------|---|
| S-1 | STRUCTURAL GENERAL NOTES & TYPICAL DETAILS |
| S-2 | FOUNDATION PLAN |
| S-2.1 | SECOND FLOOR FRAMING PLAN & ROOF FRAMING PLAN |
| S-3 | STRUCTURAL DETAILS |
| S-4 | STRUCTURAL DETAILS |

| | |
|--------|--------------------|
| C-2 | GRADING PLAN |
| 1 of 1 | TOPOGRAPHIC SURVEY |

PROJECT DATA

| | |
|-------------------------------|--|
| LEGAL DESCRIPTION: | LOTS 7 AND 8, BLK. 138, OF RESUB OF CORONA DEL MAR, EXCEPT THE NORTHEASTERLY 65 FEET THEREOF |
| APN# | 052-112-23 |
| ZONE | R-1 |
| OCCUPANCY GROUP | R-3/U (GARAGE) |
| CONSTRUCTION TYPE | TYPE VB, SPRINKLERED |
| PARKING | (BUILDING SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D) THREE CAR GARAGE |
| AREAS: | BUILDABLE (ABOVE GRADE) |
| BASEMENT FLOOR | 2,748 S.F. |
| FIRST FLOOR | 1,973 S.F. |
| SECOND FLOOR | 2,555 S.F. |
| GARAGE | 688 S.F. |
| DECK AND BALCONY | 578 S.F. |
| TOTAL HABITABLE AREA | 7,276 S.F. |
| TOTAL DECK AREA | 578 S.F. |
| TOTAL GARAGE AREA | 688 S.F. |
| TOTAL HABITABLE AREA + GARAGE | 7,964 S.F. |
| TOTAL ABOVE GRADE | 5,216 S.F. |
| BUILDING SIZE: | 5,216 S.F. |
| SITE AREA: | 5,445 S.F. |
| PROPOSED F.A.R.: | 0.958 |

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TEALE ARCHITECTURE. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TEALE ARCHITECTURE.

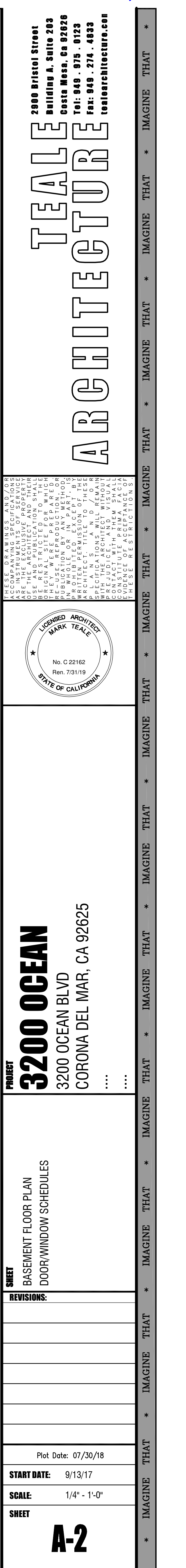


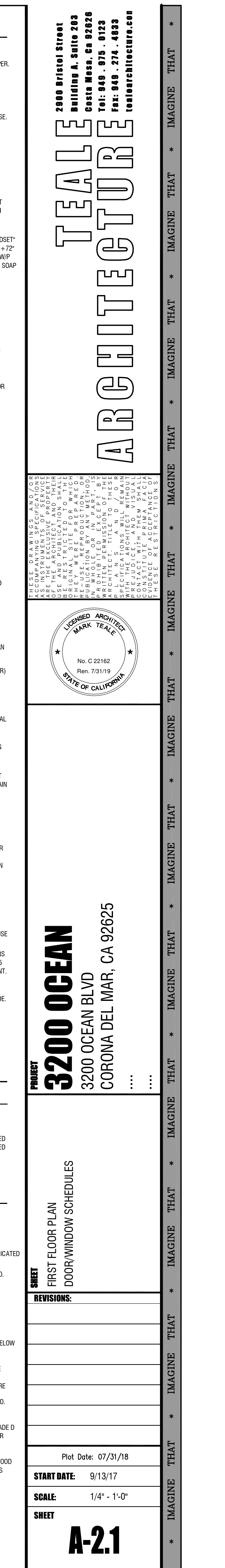
PROJECT
3200 OCEAN
3200 OCEAN BLVD
ADDRESS LINE 2
...
PLAN CHECK #

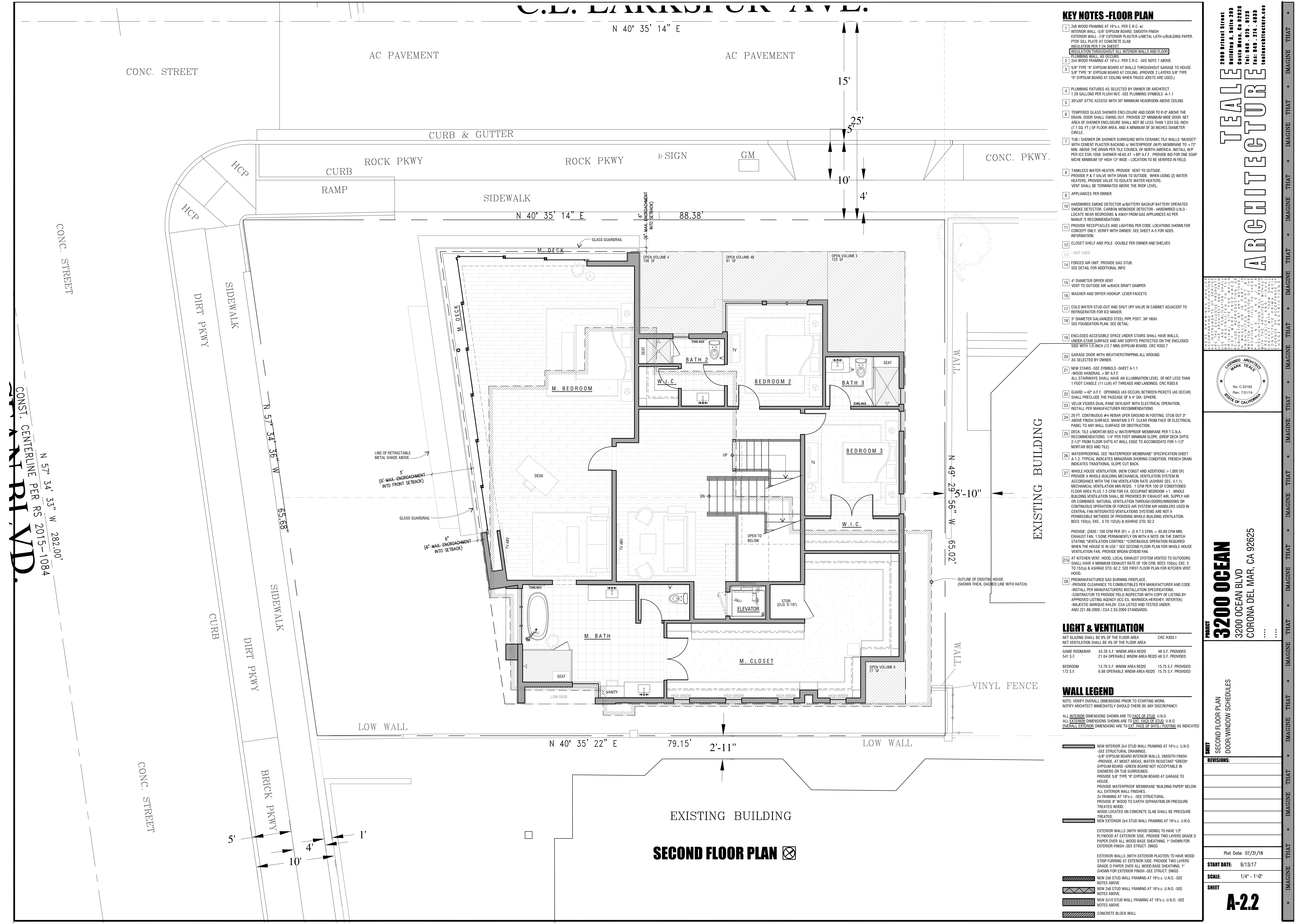
SHEET
SITE PLAN
PROJECT DATA
REVISIONS:

Plot Date: 07/31/18
START DATE: 9/3/17
SCALE: 1/8" = 1'-0"
SHEET

A-1







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TEALE
ARCHITECTURE

3200 OCEAN
3200 OCEAN BLVD
CORONA DEL MAR, CA 92625

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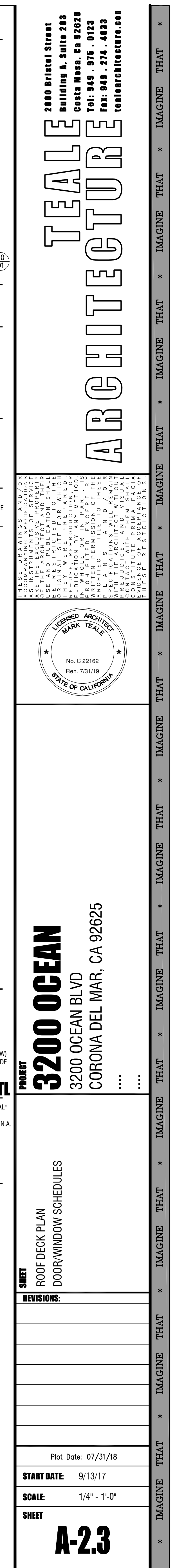
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START DATE: 9/13/17

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

SHEET

A-22



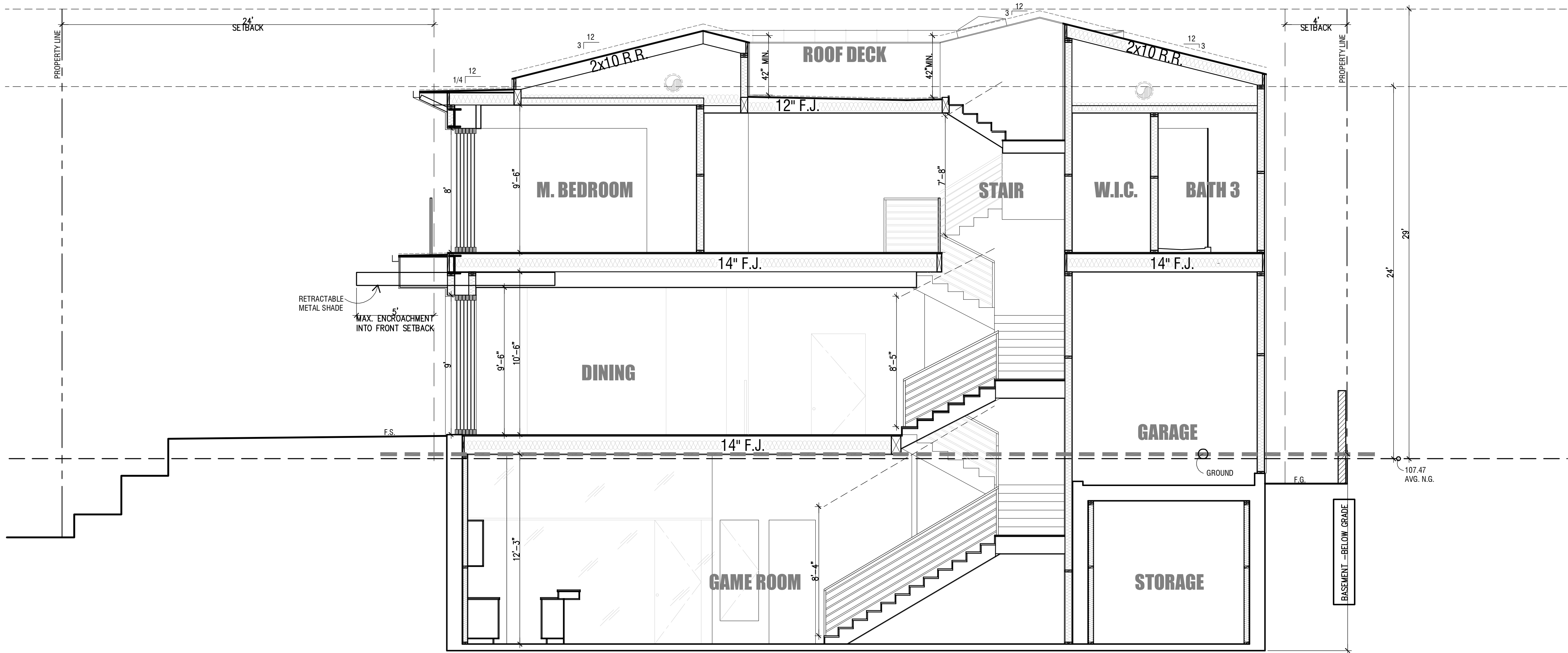


1. PROVIDE ADDRESS ON BUILDING PER N.B.M.C. 13.12.210
2. SEE ROOF PLAN SHEET FOR ROOF VENTILATION CALCULATIONS.

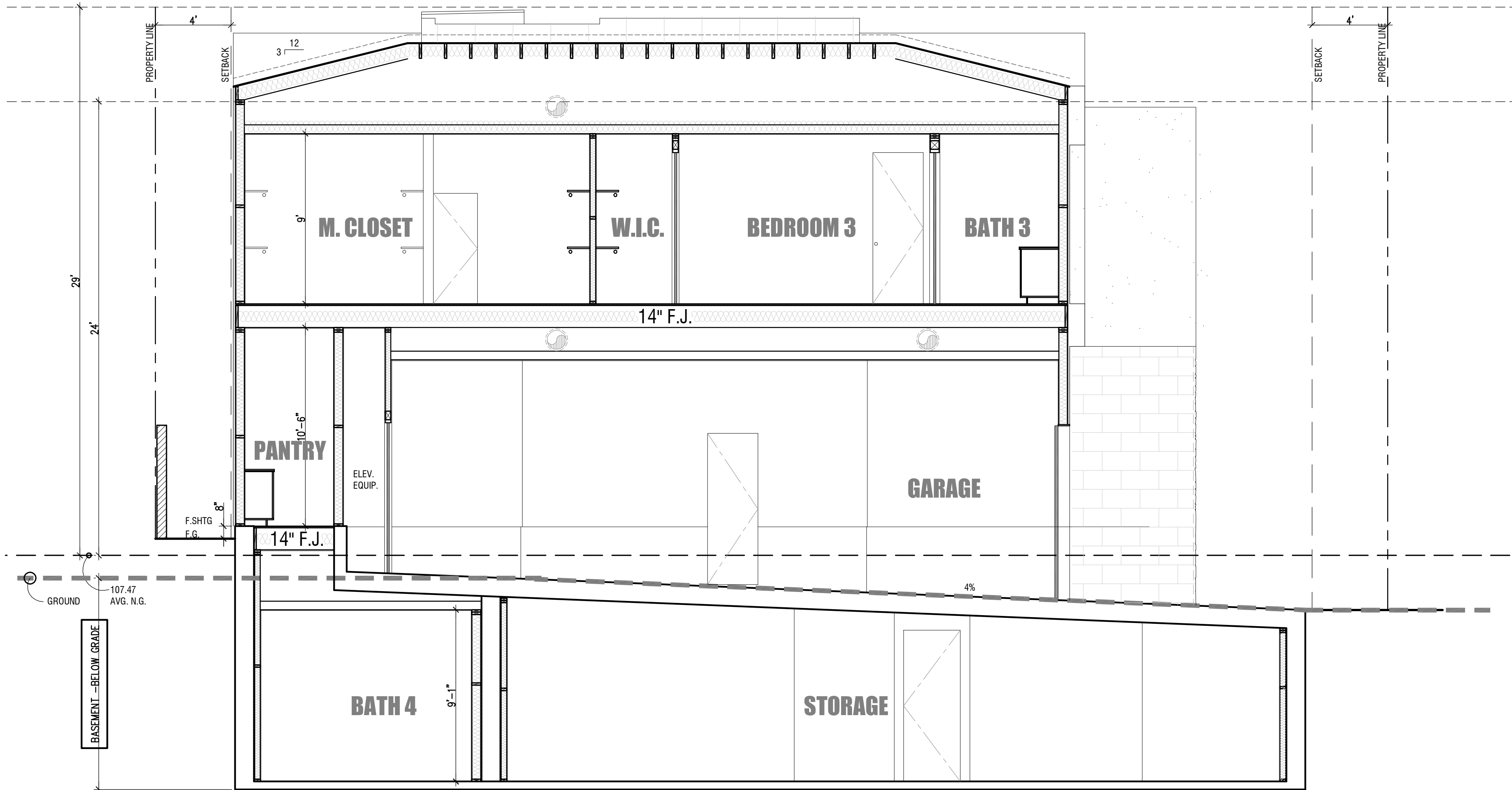
MATERIAL SPECIFICATIONS

FRONT ELEVATION

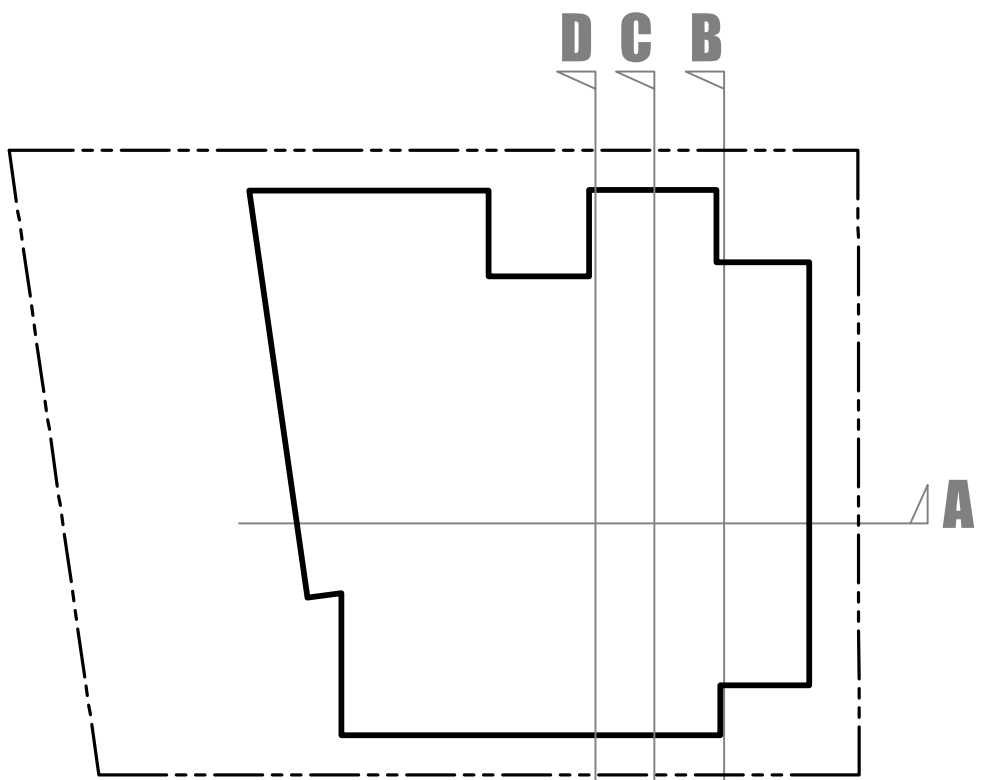
RIGHT SIDE ELEVATION



SECTION A-A



SECTION B-B



SECTION KEY

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
o/ 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.)
- 2x6 STUDS @ 16"o.c.
- 2x P.T.D.F. MUD SILL
- FLOOR JOISTS @ 16"o.c. -SEE FRAMING PLAN
- EXTERIOR PLASTER o/ METAL LATH o/ BUILDING PAPER
COLOR COAT. -SEE SPECIFICATIONS -SHT A-3
- EXTERIOR WOOD SIDING o/ BUILDING PAPER
SEE SPECIFICATIONS -SHT A-3
- GUARD + 42" ABOVE ADJACENT SURFACE
POCKETS- MAX. SPACE 3'-7" BETWEEN
- 5/8" PLYWOOD ROOF SHEATHING
SEE TITLE 24 FOR RADIANT BARRIER -AS OCCURS.
- 1-1/8" T&G 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
- F.G. BATT. WALL INSULATION AT 2x6 WALLS. SEE TITLE 24.
- F.G. BATT. FLOOR INSULATION. SEE TITLE 24.
- F.G. BATT. ROOF INSULATION. SEE TITLE 24.

- ROOFING OVER WATERPROOF MEMBRANE SEE ROOF PLAN AND ELEVATIONS
- MAINTAIN FINISH SLAB TO FINISH GRADE OR FINISH SURFACE MIN. CLEARANCES PER CRC R302.11. SLOPE FINISH GRADE OR FINISH SURFACE AWAY FROM BUILDING. SEE DETAIL 30/01
- 3/8" 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 SORTITS 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. MAINTAIN 1/4" PER FOOT MINIMUM SLOPE. DRAIN TO GUTTER OR DECK DRAINS PER PLAN.
- 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

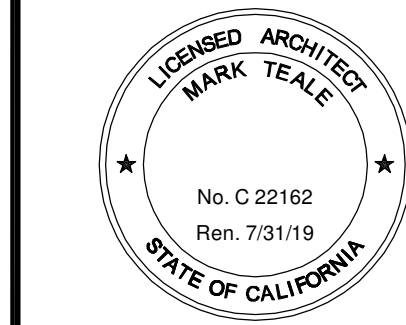
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- WHERE "LIGHT-WEIGHT CONC" IS CALLED OUT, INSTALL o/ WATERPROOF MEMBRANE o/ PLYWOOD SHEATHING.

NOTE TO STRUCT. ENG'R

PROVIDE 1 3/8" FLOOR SHEATHING UNLESS NOTED OTHERWISE.
FOR SHEAR WALLS GREATER THAN 8FT LONG USE 6" LESS THAN THE MEASURED LENGTH FOR CALCULATION PURPOSES WHEREVER POSSIBLE.

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Fax: 949 - 274 - 4833
tealarchitecture.com

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PROJECT
3200 OCEAN
3200 OCEAN BLVD
CORONA DEL MAR, CA 92625
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SHEET
BUILDING SECTIONS

REVISIONS:

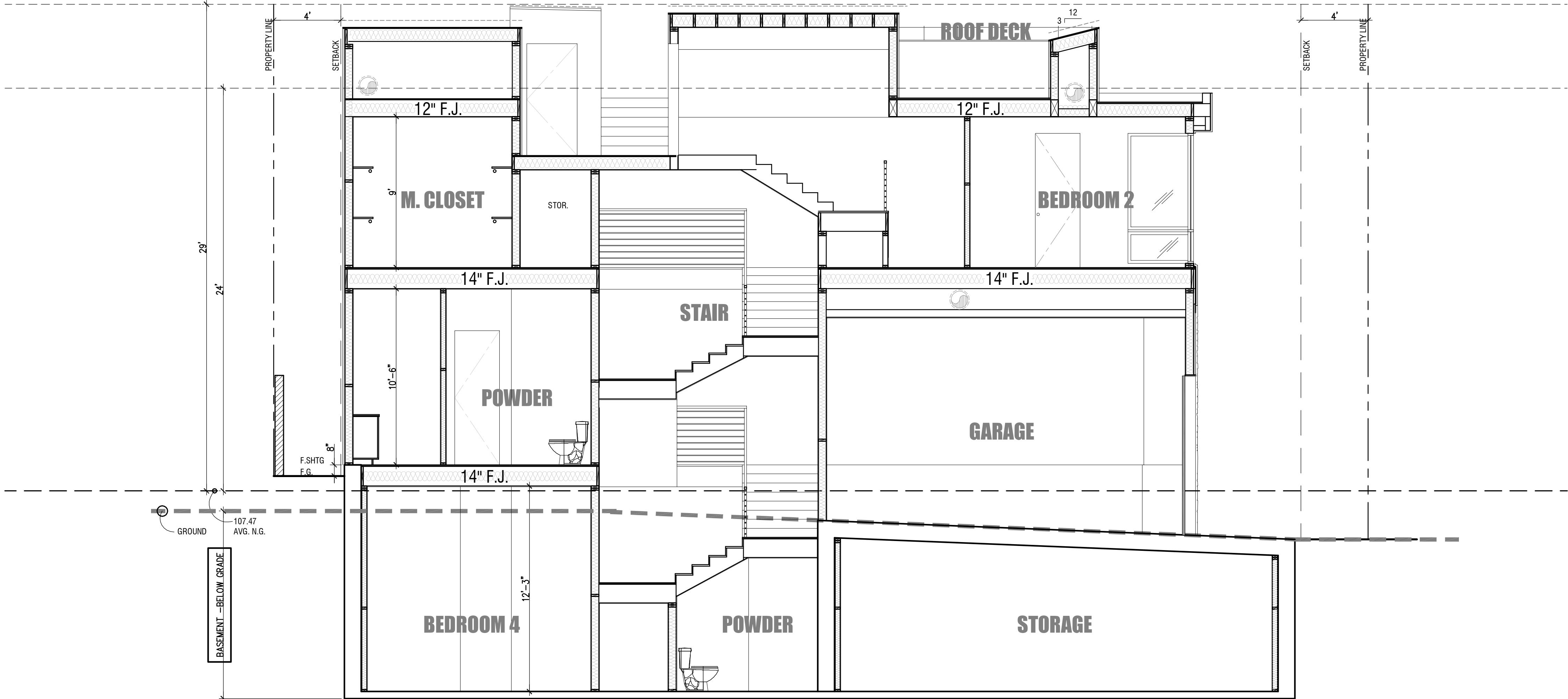
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START DATE: 9/3/17

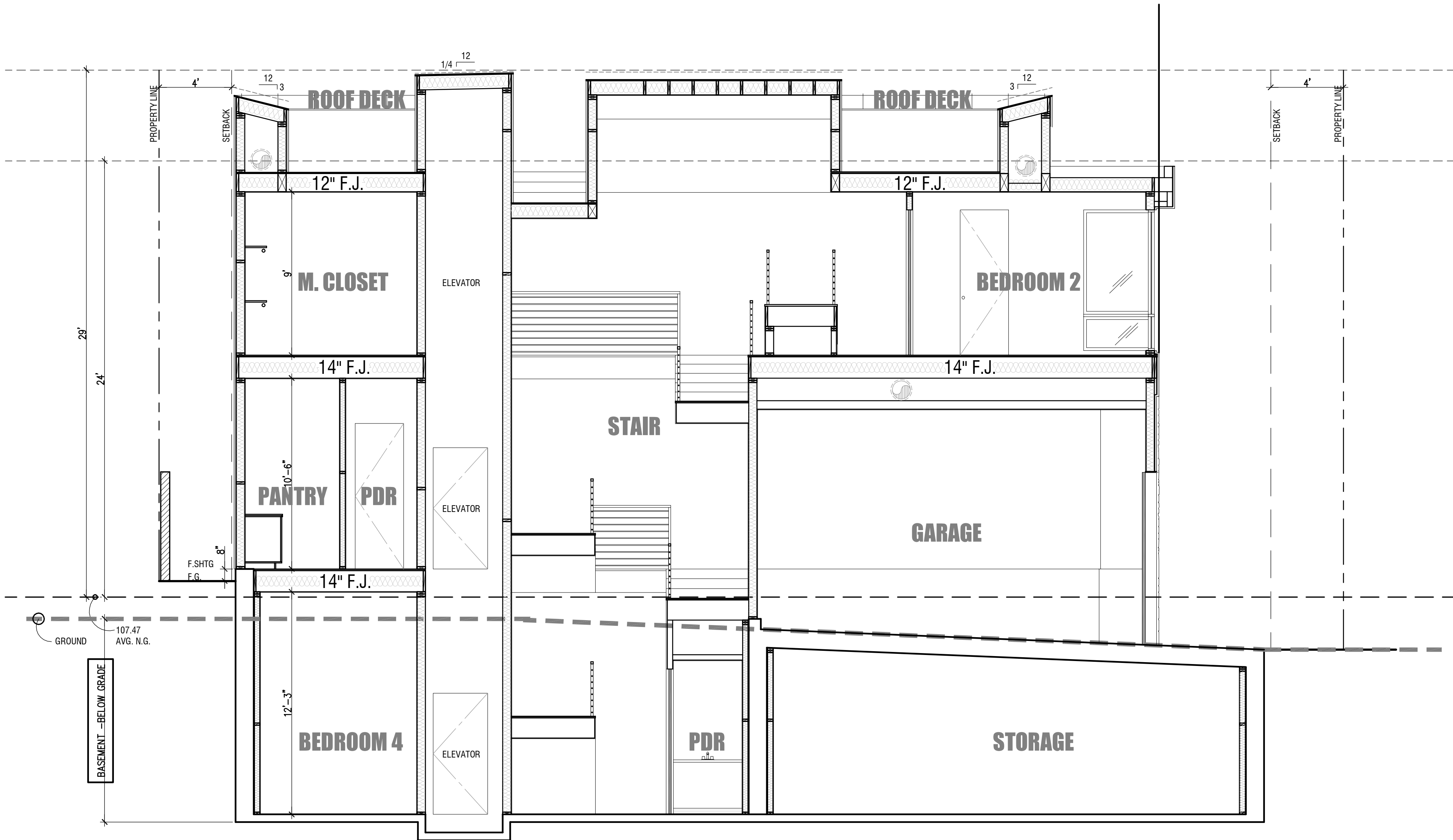
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SHEET

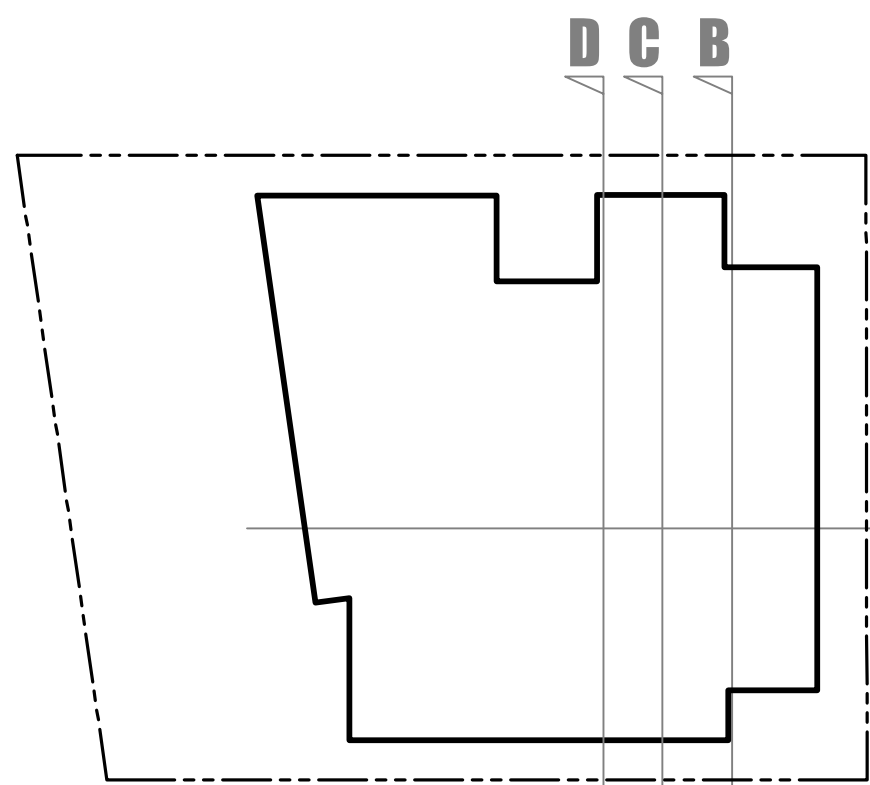
A-4



SECTION C-C



SECTION D-D



SECTION KEY

KEY NOTES -SECTIONS

- 1 2x RAFTERS / ROOF JOISTS -SEE FRAMING PLAN
- 2 BEAM PER STRUCTURAL
- 3 CONCRETE FOUNDATION AND FOOTINGS -SEE FOUNDATION PLAN
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- 15 1-1/8" T&G PLYWOOD SUBFLOOR
- 16 FLUSH BEAM -SEE FRAMING PLAN
- 17 LIGHTING -SEE PLAN
- 18 STAIRS -SEE PLAN FOR RISE AND RUN HANDRAIL - 34" TO 38" ABOVE NOSING
- 19 2x SOLID BLOCKING
- 19 F.G. BATT. WALL INSULATION AT 2x6 WALLS. SEE TITLE 24.
- 20A F.G. BATT. FLOOR INSULATION. SEE TITLE 24.
- 20B F.G. BATT. ROOF INSULATION. SEE TITLE 24.

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GENERAL NOTES -SECTIONS

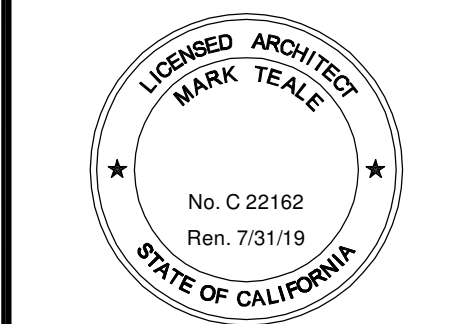
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NOTE TO STRUCT. ENG'R

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2900 Bristol Street
Building A, Suite 203
Costa Mesa, CA 92626
Tel: 949 . 975 . 0123
Fax: 949 . 274 . 4833
tealarchitecture.com

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PROJECT
3200 OCEAN
3200 OCEAN BLVD
CORONA DEL MAR, CA 92625
....

SHEET
BUILDING SECTIONS

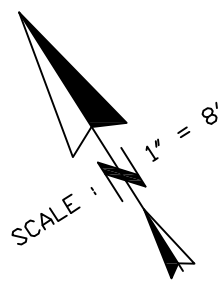
REVISIONS:

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| |
| Plot Date: 07/31/18 |
| START DATE: 9/3/17 |
| SCALE: 1/4" = 1'-0" |

SHEET

A-4.1

100.00



S 40° 35' 14" W 24.68'
4100.04

NOTES:

SURVEYOR OR CIVIL ENGINEER TO SUBMIT A "CORNER RECORD" OR "RECORD OF SURVEY" TO THE COUNTY SURVEYOR. EVIDENCE OF SUBMITTAL FOR A "RECORD OF SURVEY" TO BE SUBMITTED TO THE BUILDING INSPECTOR AT OR PRIOR TO FOUNDATION INSPECTION.

PROPERTY CORNERS TO BE MONUMENTED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PERFORM SURVEYING BY THE STATE BOARD OF CIVIL ENGINEERS AND LAND SURVEYORS.

NOTE:

ANY OR ALL EASEMENTS OF RECORD AFFECTING THIS PROPERTY MAY NOT BE SHOWN. A CURRENT TITLE REPORT WILL BE REQUIRED IN ORDER TO LOCATE ANY EASEMENTS OF RECORD.

LEGEND:

- | | | |
|-------------------------------|--------------------------|-------------------------------|
| | --- P.C.C. CONCRETE | T.W. --- TOP OF WALL |
| | --- BLOCK RETAINING WALL | T.F.C. --- TOP OF FOUND. CURB |
| | --- DIRECTION OF FLOW | F.L. --- FLOW LINE |
| | --- PROPOSED ELEVATION | G.B. --- GRADE BREAK |
| F.S. --- FINISH SURFACE ELEV. | | F.F. --- FINISH FLOOR |
| F.G. --- FINISH GRADE ELEV. | | G.F. --- GARAGE FLOOR |
| T.C. --- TOP OF CURB | | T.F. --- TOP OF FOOTING |
| E.G. --- EXISTING GRADE ELEV. | | INV. --- PIPE INVERT ELEV. |
| *56: 98.90 TC | ELEVATION OF SHOT | |
| | SURVEY PT. REF. NO. | |

PROPERTY OWNER :

NICHOLSON CONSTRUCTION
1 CORPORATE PLAZA SUITE 110
NEWPORT BEACH, CA. 92660
(949) 756-8393

BENCHMARK :

ESTABLISHED A T.B.M. AT THE TOP OF CURB ON
OCEAN BLVD AT THE BCR ON THE CORNER OF
OCEAN BLVD. AND LARKSPUR AVE.

ELEVATION = 101.25 TC

PREPARED BY :
DUCA-McCOY, INC.

3840 E. COAST HIGHWAY
CORONA DEL MAR, CA 92625
(949) 675 4487

PETE J. DUCA R.C.E. 24668

DATE

TOPOGRAPHIC SURVEY

OF
3200 OCEAN BOULEVARD
CORONA DEL MAR, CA

LOTS 7 AND 8, BLK. 138, OF RESUB OF CORONA DEL
MAR, EXCEPT THE NORTHEASTERLY 65 FEET THEREOF

SHEET 1 OF 1

INTENTIONALLY BLANK PAGE

Attachment No. PC 6

Correspondence

INTENTIONALLY BLANK PAGE

From: [Ramirez, Brittany](#)
To: [Lee, David](#)
Subject: FW: Variance Request -3200 Ocean Blvd
Date: Monday, July 09, 2018 11:40:26 AM
Attachments: [image001.png](#)

To be included in your staff report as a correspondence.

BRITTANY RAMIREZ
Community Development Department
Administrative Analyst
bramirez@newportbeachca.gov
949-644-3232

From: Ron Beard [mailto:RonBeard@seproperties.com]
Sent: Monday, July 09, 2018 11:31 AM
To: Koetting, Peter <pkoetting@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Campbell, Jim <JCampbell@newportbeachca.gov>; Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Subject: Variance Request -3200 Ocean Blvd

City of Newport
Beach
Community Development Department

Re: Variance Request from Nicholson Companies for 3200 Ocean Blvd
File # PA 2017-208
Activity # VA2017-002/CD2017-091

To Whom it May Concern:

We are opposed to the subject proposal, and we certainly hope that the facts get cleared up, as the subject lot DOES NOT warrant or deserve special treatment not afforded to the rest of us in the immediate neighborhood. For example, on our own home at 3208 Ocean Blvd., many years ago, we sought city permission for a permit because our garage was too tight, and we sought to widen it 4 feet X 20 feet. The City said that we had around 45 feet of FAR available, so they processed a permit and only allowed for an expansion of around 3.5 feet of width and roughly 13 feet in length, and they would NOT agree to any variance. They were very emphatic that no variance would be granted. How I would love to have that extra 35 square feet in my garage, and I was doing all the work and spending all the money anyway!

The subject property is UNIQUE; that is true. It enjoys a 65 foot wide expansive, frontage view on Ocean Blvd. That is the beauty of the lot, and for that privilege, years ago, the owners traded away an alley and the setbacks that would have existed under the former scenario. That does NOT mean that a new owner can come in today and present a biased set of facts to support a higher than allowed FAR and a

variance to setbacks to achieve a different result. That is insulting to the rest of us that have to abide by the rules. The setback proposed on Larkspur makes NO SENSE. There is nobody that has that setback on Larkspur, and there is no reason whatsoever to subjectively modify the setback to provide this owner w/ decreased setbacks which create a resultant increase in FAR .

It's time to stop the mansionization of CDM as it's ruining the character and charm of our neighborhoods. Increases in FAR and variances providing for same need to stop. The proposed request does not meet the intent of the required findings for a variance. Compliance with code will not deprive the applicant of privileges enjoyed by other property owners in the vicinity. The variance is not necessary to preserve the enjoyment of any property rights, and it would constitute a grant of a special privilege to 3200 Ocean Blvd. which is not fair. Furthermore, the variance will be detrimental to the adjoining properties, both in property value and privileges currently enjoyed.

Bottom line: it's way too much home for the subject lot, and we expect the city to NOT GRANT the requested setback on Larkspur nor any increase in FAR.

Respectfully,

Ron and Marsha Beard
3208 Ocean Blvd
Corona Del Mar

ronbeard@seproperties.com
marsha.beard@gmail.com

From: Ramirez, Brittany
Sent: Thursday, July 12, 2018 9:24 AM
To: Lee, David
Subject: FW: 3200 Ocean Blvd



Please add to your staff report under correspondence.

BRITTANY RAMIREZ
Community Development Department
Administrative Analyst
bramirez@newportbeachca.gov
949-644-3239

From: Don Kazarian [<mailto:donkazarian@gmail.com>]
Sent: Thursday, July 12, 2018 9:23 AM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Subject: 3200 Ocean Blvd

Hello and thank you for your service on the planning commission. To keep it brief, there are no reasons to grant any variances at 3200 Ocean Blvd. in Corona Del Mar. The rules should be enforced. Everyone should be held to the same standards. I live on the 3400 block and if you are in the neighborhood take a look at the five houses on our block. All seem to blend well except the most recently constructed home at 3408. You will see it's front patio is much higher than the others. This is the type of thing that results from making exceptions to the zoning rules. Thank you for your time and consideration.

Regards,
Don Kazarian
3412 Ocean Blvd.
Corona Del Mar, CA 92625

From: Ramirez, Brittany
Sent: Thursday, July 12, 2018 11:28 AM
To: Lee, David
Subject: FW: 3200 Ocean Development

For inclusion in your staff report.

-----Original Message-----

From: jack scrivner [<mailto:jackscrivner@me.com>]
Sent: Thursday, July 12, 2018 11:22 AM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Cc: susanskinner949@gmail.com
Subject: 3200 Ocean Development

Gentlemen:

My wife and I have been a residents of Corona del Mar since 1982 and have watched our beautiful community change in many ways. Many changes have been for the good of all, but unfortunately, to many for the bad.

While we have great respect for the property owner and his rights we also believe in the importance of protecting the integrity of the community as a whole.

That said, we are greatly opposed to what we see in the oversized development going on in our neighborhood. The proposed plan to build an 8115 sf mansion at 3200 Ocean Blvd is not only BAD for our community, but beg's the bigger question where does it end!

Having more money than the next guy should not determine whether or not you can build bigger. We must consider the integrity of the community and not how deep someones pockets are.

Generally I am not one to take such a strong position against a property owner, however, this must stop and stop now! There are plenty of properties around our community that can accommodate development of this size. Please do not allow the city's variance rules to be miss used for the purpose of building these mansions.

Please stop the mansionization of Corona del Mar.

Respectfully,
Mr & Mrs Jack O Scrivner

From: Ramirez, Brittany
Sent: Thursday, July 12, 2018 2:51 PM
To: Lee, David
Cc: Murillo, Jaime
Subject: FW: 3200 Ocean BLVD, CDM Variance Request

Follow Up Flag: Follow up
Flag Status: Flagged

For inclusion in your staff report.

-----Original Message-----

From: Renee Pepys Lowe [<mailto:renee@reneepepyslowe.com>]
Sent: Thursday, July 12, 2018 2:46 PM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Subject: 3200 Ocean BLVD, CDM Variance Request

Dear Planning Commission,

As a CDM resident, I am writing to you to express our concern of 3200 Ocean BLVD, CDM. We are proud residents of CDM and truly love this very special community. This planned expansion of 3200 Ocean BLVD is a detrimental impact of the continual mansionization in CDM, whereby losing the uniqueness of this wonderful village and hereby granting special privileges to 3200 Ocean Blvd. This granting of the Variance will allow for development which is completely OUT OF SCALE to the Larkspur Ave and the neighborhood and in addition will have a detrimental impact both in property values and privileges currently enjoyed by residents.

I urge you, the Planning Commission to please re-consider this variance request. Please do not disrespect our community.

With best wishes,

Renee and Stan Lowe
CDM Resident

Renee
Renee Pepys Lowe
RPL and Associates, LLC.
Tel: 949-466-3764
renee@reneepepyslowe.com
Skype: renee.pepyslowe1

From: Ramirez, Brittany
Sent: Friday, July 13, 2018 10:08 AM
To: Lee, David
Cc: Murillo, Jaime
Subject: FW: 3200 Ocean Blvd Variance Request - File # PA 2017-208



For inclusion in the staff report going in August.

BRITTANY RAMIREZ
Community Development Department
Administrative Analyst
bramirez@newportbeachca.gov
949-644-3239

From: Brant Dahlfors [<mailto:bdahlfors@mac.com>]
Sent: Friday, July 13, 2018 10:05 AM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Cc: Ron Beard <RonBeard@seproperties.com>
Subject: 3200 Ocean Blvd Variance Request - File # PA 2017-208

City of Newport
Beach
Community Development Department

Re: Variance Request from Nicholson Companies for 3200 Ocean Blvd
File # PA 2017-208
Activity # VA2017-002/CD2017-091

To Whom it May Concern:

We are opposed to the subject proposal, and we certainly hope that the facts get cleared up, as the subject lot DOES NOT warrant or deserve special treatment not afforded to the rest of us in the immediate neighborhood. Please consider;

- The detrimental impacts of continual mansionization in CDM
- The proposed request does not meet the intent of the required findings for a variance.
- The property does not have special or unique circumstances or conditions which do not generally apply to other properties in the vicinity.
- Compliance with Code will not deprive the applicant of privileges enjoyed by other property owners in the vicinity.
- The Variance is not necessary to preserve the enjoyment of any property rights.
- The Variance will constitute a grant of a special privilege to 3200 Ocean Blvd.
- The Variance will be detrimental to the adjoining property, both in property value and privileges currently enjoyed.

- The Variance will have a detrimental impact to persons, property, and improvements in the neighborhood and will have a detrimental effect of existing use by surrounding neighbors.
- The granting of the Variance will allow for a development which is out of scale with the surrounding neighborhood.
- The proposed Variance will affect the flow of air and light to the adjoining residential property.
- The applicant has the ability to gain significant additional square footage by adding a basement without the need to request additional square footage above grade or alter setbacks through a variance.

The subject property is UNIQUE; that is true. It enjoys a 65 foot wide expansive, frontage view on Ocean Blvd. That is the beauty of the lot, and for that privilege, years ago, the owners traded away an alley and the setbacks that would have existed under the former scenario. That does NOT mean that a new owner can come in today and present a biased set of facts to support a higher than allowed FAR and a variance to setbacks to achieve a different result.

Compliance with code will not deprive the applicant of privileges enjoyed by other property owners in the vicinity. The variance is not necessary to preserve the enjoyment of any property rights, and it would constitute a grant of a special privilege to 3200 Ocean Blvd. which is not fair. Furthermore, the variance will be detrimental to the adjoining properties, both in property value and privileges currently enjoyed and significantly impact the street appeal for everyone living in the 200 block of Larkspur.

Respectfully,

Thank you!

Brant & Nancy Dahlfors
211 Larkspur Ave.
Bdahlfors@mac.com
949-439-8663

From: [Ramirez, Brittany](#)
To: [Lee, David](#)
Cc: [Murillo, Jaime](#)
Subject: FW: variance for 3200 oceanboulevard
Date: Monday, July 16, 2018 5:26:36 PM
Attachments: [image001.png](#)

For inclusion in your staff report in August.

BRITTANY RAMIREZ
Community Development Department
Administrative Analyst
bramirez@newportbeachca.gov
949-644-3239

From: richard ardis [mailto:tobyardis@gmail.com]
Sent: Monday, July 16, 2018 5:24 PM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Subject: variance for 3200 oceanboulevard

dear planning commission members; This is in regard to a variance for property at 3200 Ocean Boulevard, corona del mar. i am opposed to giving the variance. When people in that area purchase property there, they assume that another property owner will not get a variance to build out larger than what had previously been allowed, probably blocking some other peoples view. the view is one of the main reasons people buy in the neighborhood. They also had to pay a premium for their view. I did not like it when i lost a small portion of my view. I am sure that the current owner realized what could and what could not be done with the property. Recently, there have been built many beautiful houses in our community, on lots with various sizes and configurations. I am sure that the builders and architects can build a beautiful house on the property without getting a variance. thank you, Richard Ardis. 949-673-2099

From: Raquel Dawson <dawson.raquel@gmail.com> on behalf of Raquel Dawson <Raquel.Dawson@chicagobooth.edu>
Sent: Tuesday, July 17, 2018 8:48 AM
To: Lee, David
Subject: Objection to Variance PA2017-208 / Hinton and Maloney Residence

Hello David,

I am writing to formally object to the Planning Commission's approval of PA2017-208 (Hinton and Maloney Residence). This property has no topography challenges. Granting neighbors the right to build a **NEW home that exceeds the maximum floor area limit (FAR)** is unfair and creates unequal property rights in the neighborhood. Why should they be allowed to develop their land more than other neighbors? Unless the property has a topography issue, setbacks should be consistent with code as all new properties are expected to be. The Hiltons / Maloneys should revise their plans so no variances are needed. If they want a bigger home, they should dig a basement.

Denying variances to this project will allow Corona Del Mar to develop NEW homes that are consistent with City code and give no neighbor a special privilege.

Sincerely,

Raquel Dawson
2741 Ocean Blvd
Corona Del Mar, CA 92615

From: Sally Rapp <sjrapp@outlook.com>
Sent: Tuesday, July 17, 2018 2:36 PM
To: Lee, David; Planning Commissioners
Subject: PA2017-208

Dear Planning Commission members and Newport Beach Planning Staff,

I am the homeowner at 3308 Ocean Blvd in Corona del Mar and I would like to submit my opposition to variances requested in relation to the above listed project at 3200 Ocean Blvd. I understand that the matter has been recommended for a continuance but wish to enter my concerns about reduced setbacks and increasing sizes of homes in the neighborhood. From what I have read there are no special circumstances (a lot with no alley access is not a "special" circumstance but rather a basic lot characteristic) to justify a variance in this case and further that it could set a precedent for future property development in my neighborhood. 7421 sqft is a massive house and a 28% reduction would still be enormous. It seems to me that a property buyer should anticipate developing within the constraints of the neighborhood's planning rules and if they "need" a larger house they should buy a different lot where the rules permit such a size (or purchase multiple adjoining lots as others have done). Please register my opposition to the proposed variances and let me know when the matter is rescheduled for hearing.

Please feel free to contact me should you have any questions.

Thank you for your consideration.

Sally Rapp
949-566-9921

From: Ramirez, Brittany
Sent: Wednesday, July 18, 2018 10:27 AM
To: Lee, David
Cc: Murillo, Jaime
Subject: FW: Hinton and Maloney Residence

For inclusion in your staff report in August

-----Original Message-----

From: Sharon McNalley [<mailto:sharonmcn@roadrunner.com>]
Sent: Tuesday, July 17, 2018 5:32 PM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Subject: Hinton and Maloney Residence

Dear Mr. Weigand and Members of the Newport Beach Planning Commission,

I wish to express my very strong objections to the variances requested by Nicholson Construction at 3200 Ocean Boulevard, Corona del Mar.

The city code was established to protect and preserve the character of our community and the quality of life for our residents. To grant this variance would be an unconscionable precedent for other developers.

The Maloney family lived at 3200 Ocean Boulevard for many decades without seeking special treatment from the city. There is no justification for encroaching into the rear setback nor for exceeding the maximum floor area limit--- because there are no extenuating circumstances. I find it especially egregious that because the property has exactly the same set-back requirements as everyone else on our block, the builder seeks entitlement for more square footage ---there is absolutely no logic to that. How does the applicant perceive that following the same rules as the rest of us somehow deprives him - ---of what, more income?

Our family moved to Corona del Mar in 1970 when my late husband was recruited to found the cardiology department at Hoag Hospital. We purchased our home at 3228 Ocean Boulevard in 1971 and have resided there throughout the ensuing years. During the past 47 years there have been very few applications for variances, and those were primarily made by builders, not residents. We respect the rights and privileges of our neighbors, and receive the same consideration from them; nor do we or our friends and neighbors expect entitlement for special privileges.

Corona del Mar was long ago established as a residential community with its own unique character. It is not a "Housing Development" despite the unfortunate efforts of the Nicholson Company and previous builders.

I implore you on behalf of the McNalley family and other residents of Corona del Mar, to deny the variances proposed by the Nicholson Construction Company and to preserve the essence of our community. Our family feels immensely privileged to be part of this wonderful Crown of the Sea.

We are placing our trust in the Planning Commission to maintain the city's zoning rules and to deny variances to those who would change the character of our community or negatively affect the quality of life we so appreciate.

Thank you for your consideration.

Respectfully,

Sharon McNalley
3228 Ocean Boulevard
Corona del Mar, CA

From: Ramirez, Brittany
Sent: Wednesday, July 18, 2018 11:41 AM
To: Lee, David
Cc: Murillo, Jaime
Subject: FW: 3200 Ocean Blvd. CcM

For inclusion in the staff report in August.

From: Karen James [<mailto:kjdelmar@yahoo.com>]
Sent: Wednesday, July 18, 2018 11:36 AM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Cc: susanskinner949@gmail.com
Subject: 3200 Ocean Blvd. CcM

Planning Commissioners,

Please do the job that you were appointed to do That is to enforce the the zoning RULES.

Please do not grant an exemption to the developer that wants to build an 8000+ s/f home in our neighborhood.

The quaintness and charm of Corona del Mar is gradually disappearing with every mansion that is allowed.

The RULES are in place for a reason, please do not ignore that fact, by granting special privileges to developers.

Sincerely,
Karen James
2627 Cove St.
Corona del Mar, CA 92625
949-675-4412

From: Ramirez, Brittany
Sent: Thursday, July 19, 2018 10:38 AM
To: Lee, David
Cc: Murillo, Jaime
Subject: FW: No change to to zoning rules

Follow Up Flag: Follow up
Flag Status: Completed

Is this for your project?

BRITTANY RAMIREZ
Community Development Department
Administrative Analyst
bramirez@newportbeachca.gov
949-644-3239

-----Original Message-----

From: Norman Pruitt [<mailto:normandpruitt@gmail.com>]
Sent: Thursday, July 19, 2018 10:29 AM
To: Planning Commissioners <PlanningCommissioners@newportbeachca.gov>
Cc: susanskinner949@gmail.com
Subject: No change to to zoning rules

To the Planning Commission
My wife and I have lived at 230 Larkspur for 35 years.
We would like very much to have our voice heard.
Zoning rules were made to protect the neighborhood.
We our strongly against any new zoning that would effect the view of ten houses.
Regards,
Norman Pruitt,

From: Ken Alber <kalber@pentabldggroup.com>
Sent: Tuesday, July 31, 2018 5:09 PM
To: Lee, David
Subject: 3200 Ocean Blvd.



David,

Based upon the revised plans issued 7-31-18, I officially retract my letter of opposition and legal argument previously submitted and now support the project as proposed including the reduction of the rear setback from 10' to 5' in exchange for preservation of sightlines on the Northwest corner of the property as depicted in the plans and mutually agreed with the developer.

I appreciate the involvement and assistance of the staff at the City of Newport Beach to reach the agreeable resolution.

Ken Alber | Principal

550 S. Hope St. Suite 2640 | Los Angeles, CA 90071
181 E. Warm Springs Road | Las Vegas, NV 89119
Office (702) 614.1678 | Fax (702) 614.3851 | Cell (702) 591.7807
kalber@pentabldggroup.com | pentabldggroup.com

Building a Foundation for Success



From: Lee, David <dlee@newportbeachca.gov>
Sent: Tuesday, July 31, 2018 4:21 PM
To: Ken Alber <kalber@pentabldggroup.com>
Subject: Plans

DAVID S. LEE
Community Development Department
Assistant Planner
dlee@newportbeachca.gov
949-644-3225

CITY OF NEWPORT BEACH
100 Civic Center Drive, First Floor Bay C, Newport Beach, California 92660 | newportbeachca.gov

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