

Hinton and Maloney

Planning Commission - August 9, 2018
Item No. 3d Additional Materials Presented At Meeting
Hinton and Maloney Residence (PA2017-208)

Variance and Coastal Development Permit



Planning Commission
Public Hearing
August 9, 2018





OCEAN BLVD

LARKSPUR AVE

Subject Property

128

211

210

212

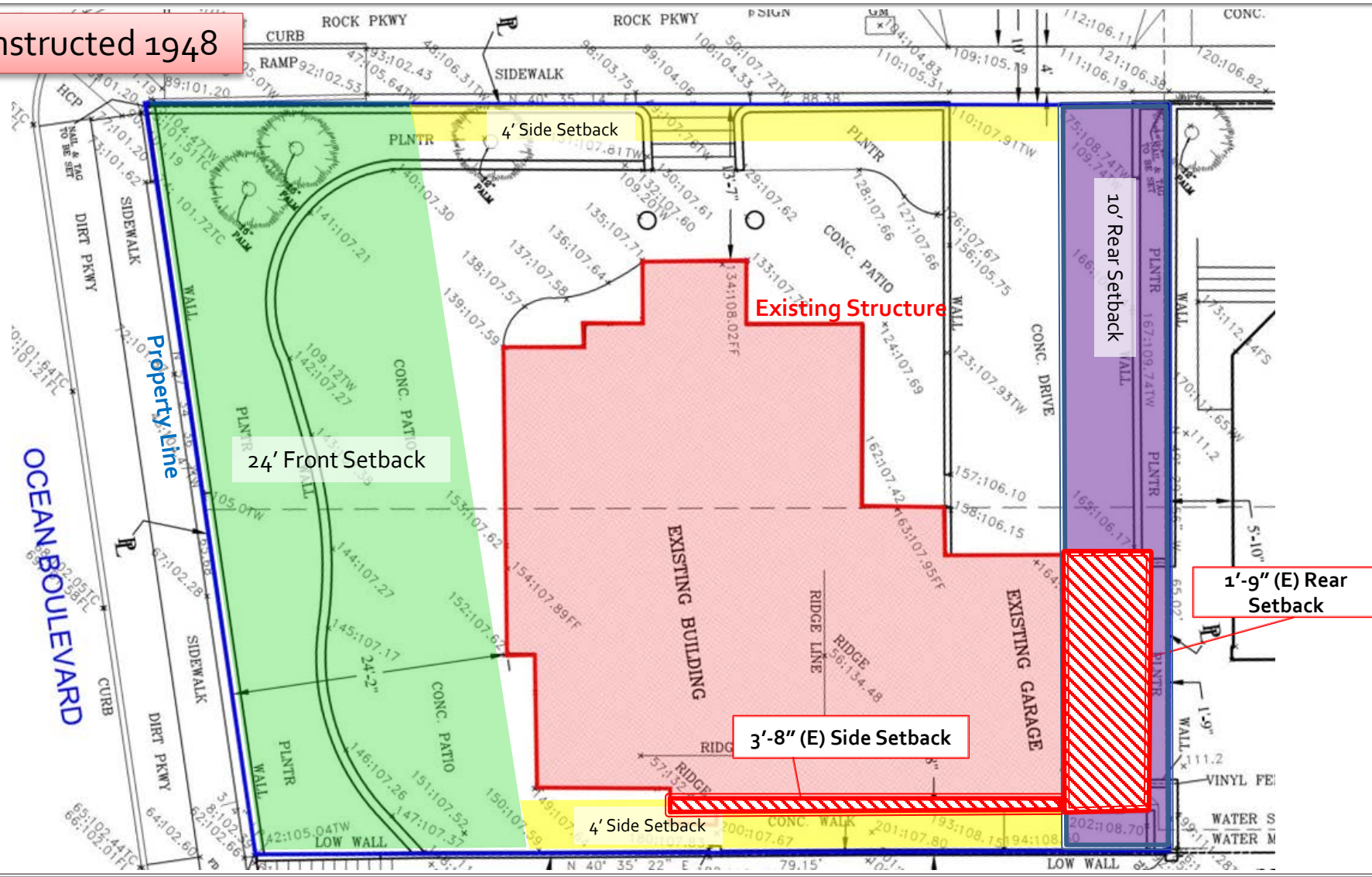
3200

3208

32

Existing Site Plan

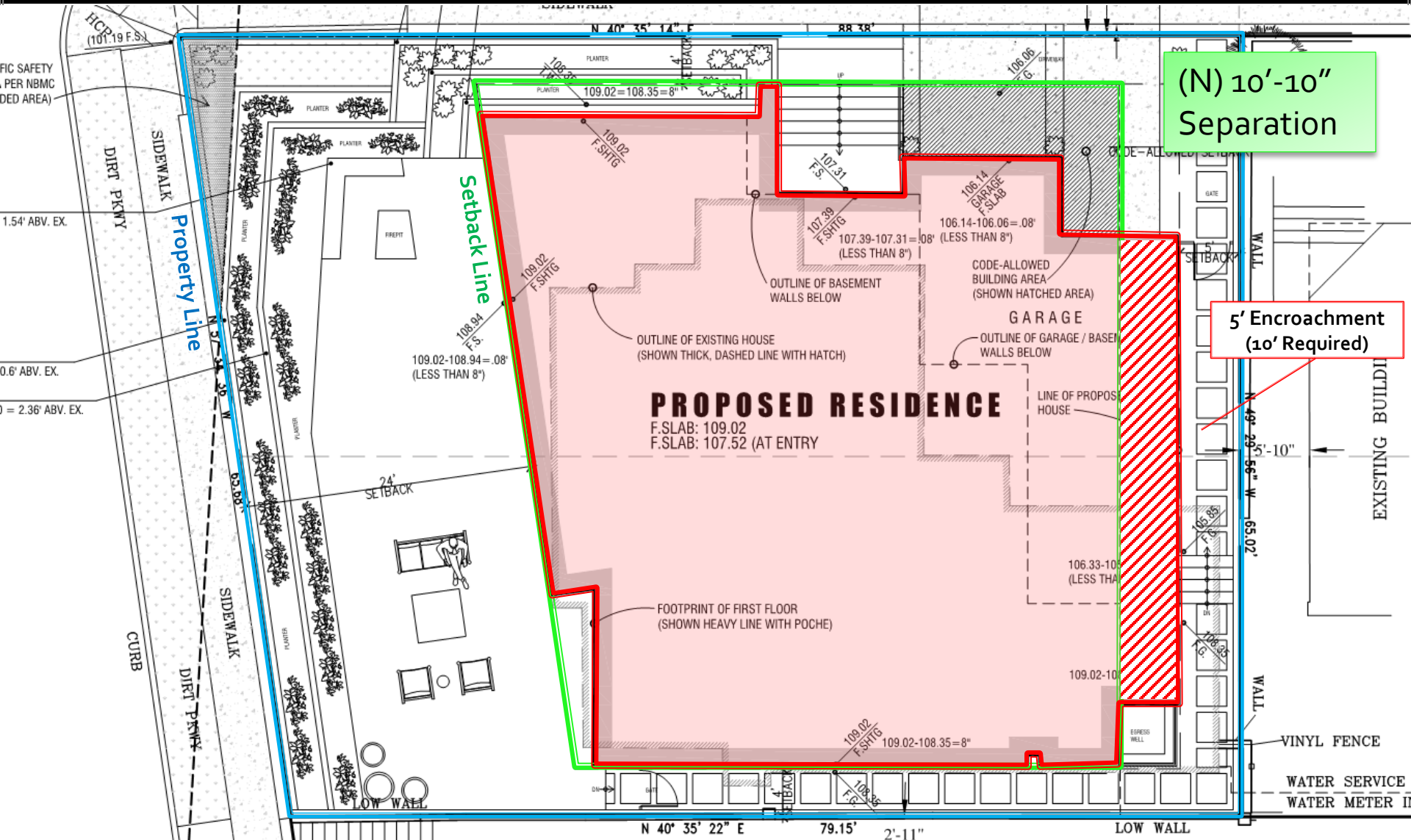
Constructed 1948



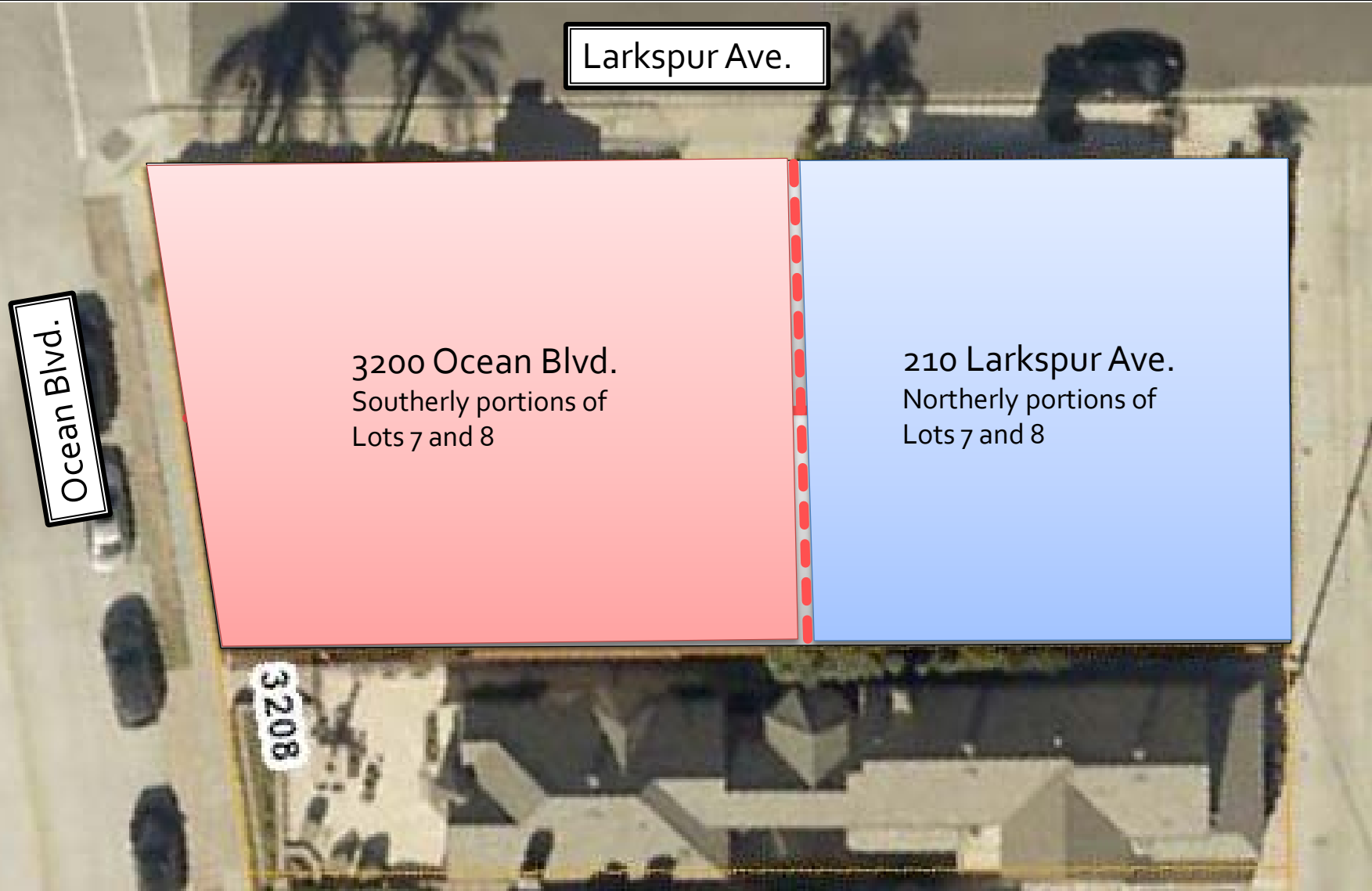
Project Compliance

* variance

Standard	Required	Proposed
Setbacks (min.)		
Front	24'	24'
Rear *	10'	5'
Left Side (West)	4'	4'
Right Side (East)	4'	4'
Height (max.)		
Flat	24'	24'
Sloped	29'	29'
Open Space (min.)	466 sq. ft.	665 sq. ft.
3 rd Floor Area (max.)	466 sq. ft.	No 3 rd Floor
Floor Area Limit (max.)*	4,234 sq. ft.	5,216 sq. ft. (excluding 2,748 sq. ft. basement)
Parking (min.)	3 spaces	3 spaces



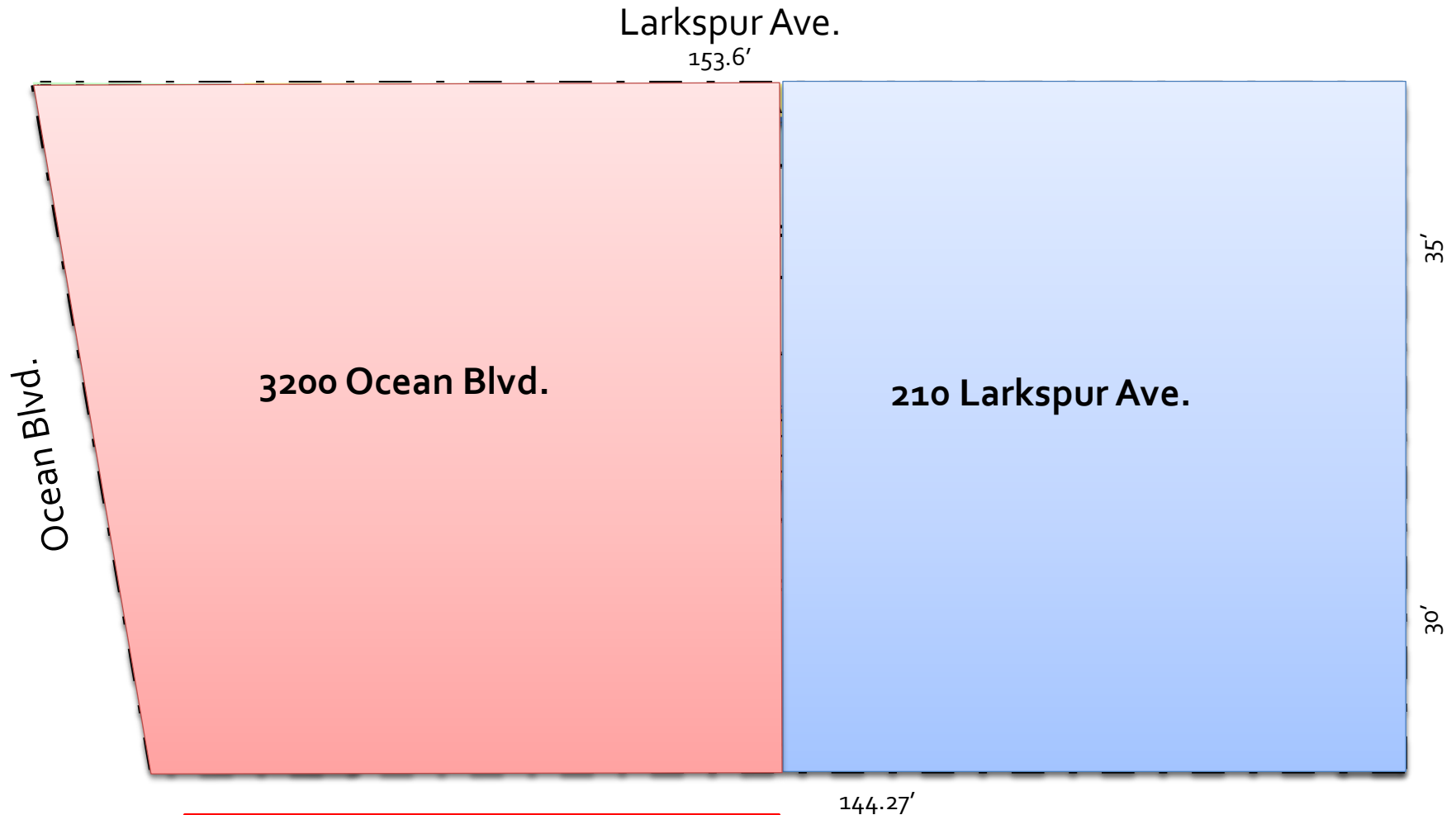
Lot Reorientation



Basis of Variance

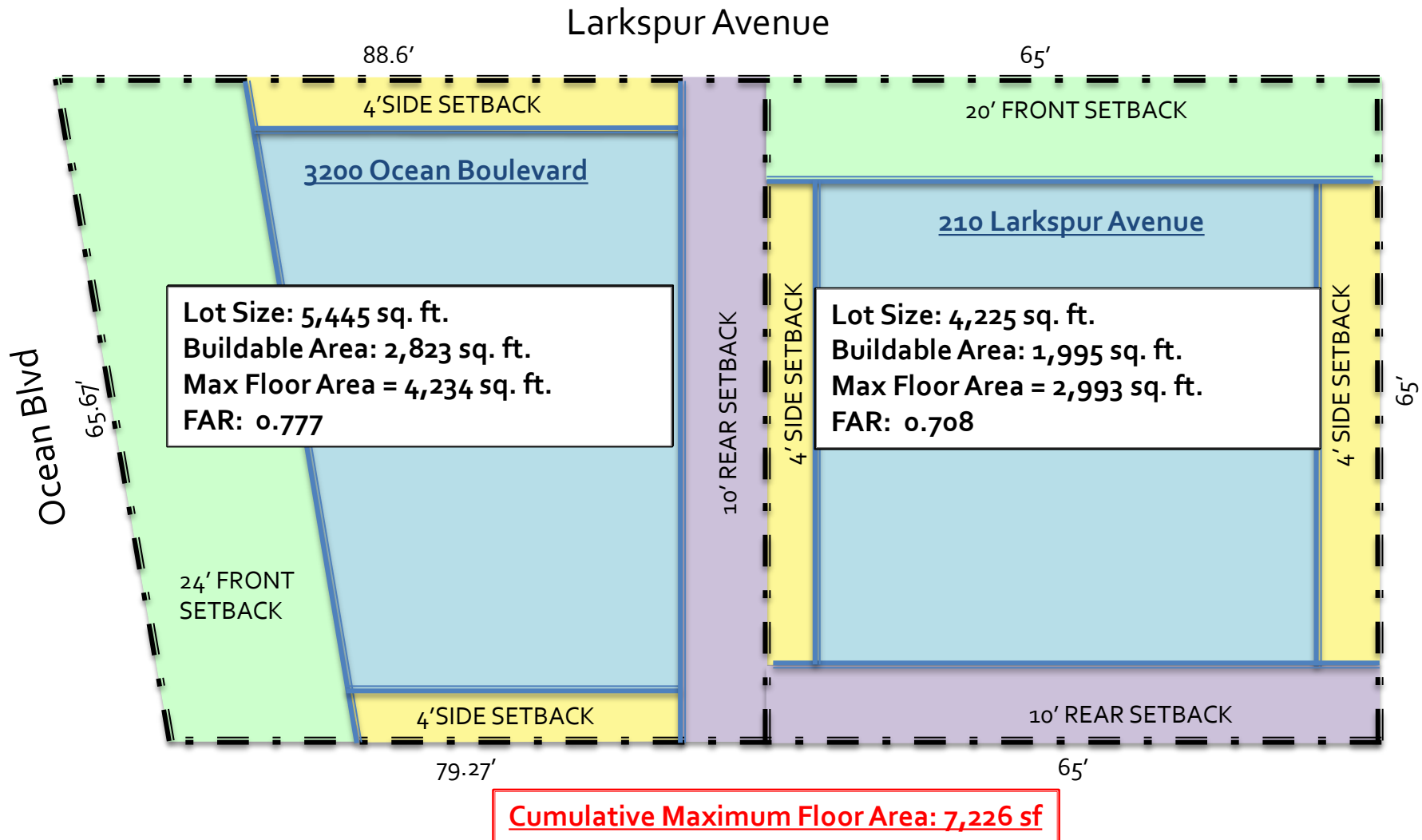
- Lot Reorientation
 - Created disproportionate setbacks for subject lot
 - Decreased the buildable area
 - Decreased the maximum floor area
 - Decreased floor area ratio (FAR) of lot
 - *The ratio between the maximum floor area of a residence and the area of the lot*

Original Orientation



Cumulative Maximum Floor Area: 9,582 sf





Current Orientation (Setbacks)



Lot Orientation Comparison

	Original Orientation (Cumulative of Lot 7 and 8)	Current Orientation (Cumulative of 3200 Ocean and 210 Larkspur)
Lot Area	9,670	9,670
Buildable Area	6,388	4,818
Percentage of Lot Buildable	66%	50%
Maximum Floor Area	9,582	7,227
Floor Area Ratio (FAR)	0.990	0.747

Lot Orientation Comparison

	Original Orientation (Cumulative of Lot 7 and 8)	Current Orientation (Cumulative of 3200 Ocean and 210 Larkspur)	
Lot Area	9,670	9,670	
Buildable Area	6,388		4,818
Percentage of Lot Buildable	66%		50%
Maximum Floor Area	9,582		7,227
Floor Area Ratio (FAR)	0.990		0.747



True FAR Comparison

- Lot reorientation decreased the subject property's FAR
- Next Step: Compare the FAR of the subject property to the FAR of lots in the surrounding area

FAR Comparison





Facts in Support of Findings

- Lot orientation is unique within Re-Subdivision
 - 13 lots out of 367 (3.5%)





Facts in Support of Findings

- Reorientation deprives subject property of privileges enjoyed by other properties
 - Reduces buildable area
 - Lower FAR than surrounding properties
 - Removes alley access and creates 10' rear setback

- Not a special privilege
 - FAR is consistent with surrounding lots
 - 5' rear setback is consistent with surrounding lots
 - Rear setback functions as a side setback

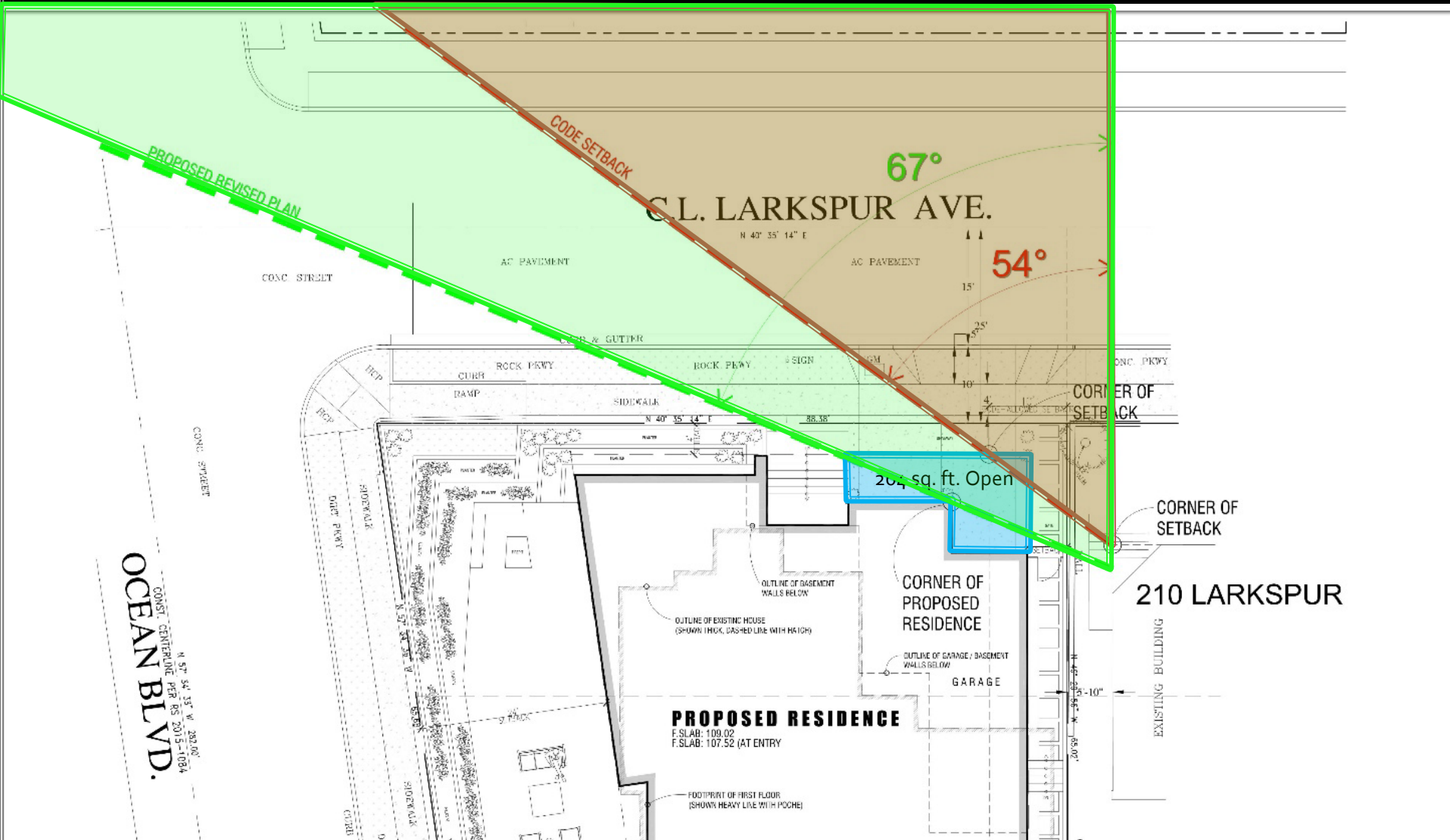


Facts in Support of Findings

- Not detrimental to the surrounding area
 - Adequate separation between structures
 - Two-story residence (above grade)
 - Preserves private view for 210 Larkspur (neighbor)



Private Views



Coastal Development Permit Request

- Located within Coastal Zone
- New residence exceeds maximum floor area
- Requires a Coastal Development Permit



Coastal Development Permit

- No impact on public views
 - Located on inland lot north of Ocean Blvd.
 - Not between public vantage points along Ocean Blvd. and the water

Coastal View Road





Coastal Development Permit

- No impact on public views
 - Larkspur Ave. has view corridor to the ocean
 - Does not encroach into side setback facing Larkspur
 - Conditions to restrict planting of trees / landscaping (add additional condition)



Coastal Development Permit

- Does not provide nor inhibit coastal access
 - Public access to water remains on Ocean Blvd. and Larkspur Ave.
 - 3-car garage provided; no impact to on-street parking
 - No increase in density



Recommendation

- In summary, staff believes facts exist to support the required findings for the setback and floor area variance requests and the coastal development permit for the project.
- Adopt resolution approving Variance No. VA2017-002 and Coastal Development Permit CD2017-091



For more information contact:

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