

Dean Residence



Planning Commission
Public Hearing
August 9, 2018





Vicinity Map





Bay Island Use Permit

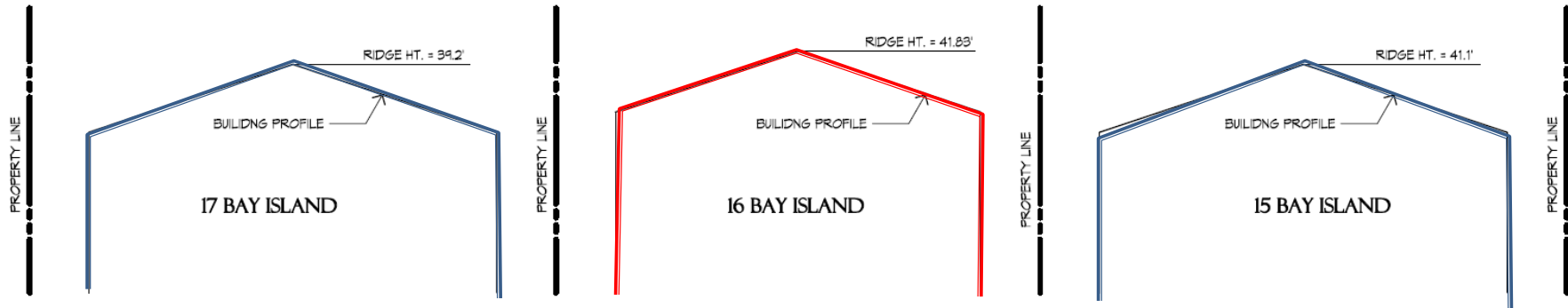
- Planned Residential Development
- Zoning Code (Title 20) development standards
- Allows height up to 33 feet with Planning Commission approval
- Does not address Local Coastal Program Implementation Plan (Title 21) development standards



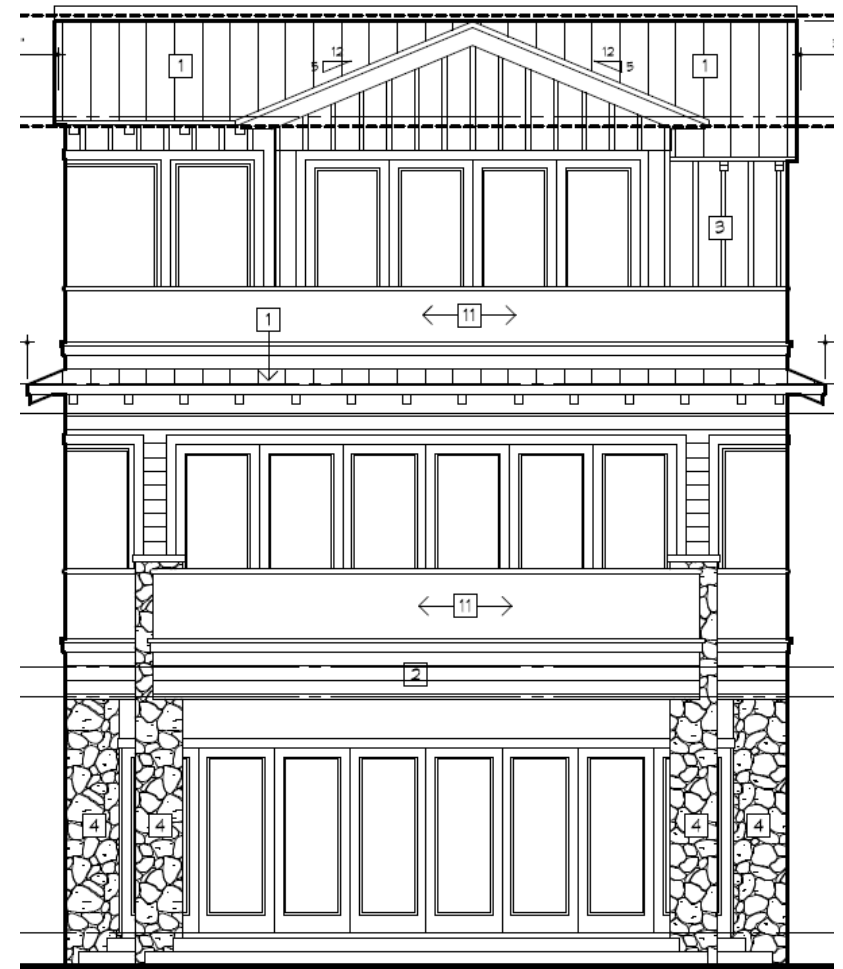
Bay Island Use Permit

Development Standard	Standard	Proposed
Setbacks (min. from building site boundaries)		
Front (Water)	15 feet	15 feet
Front (Island Interior.)	12 feet	12 foot
Sides	4 feet	4 feet
Max. Allowable Floor Area (2.5 times buildable area, each building site)	4,423 square feet	4,379 square feet
Parking (min.)	0 Onsite 2 Offsite (501 W. Bay Ave.)	1 Onsite (Golf Cart Storage) 2 Offsite (501 W. Bay Ave.)
Height* (max.)	24 feet flat roof 29 feet sloped roof	28 feet flat roof 32 feet 5 inches sloped roof

Height Increase with PC Approval



Height Increase with PC Approval





Building Sites





IP Development Standards

Development Standard	Standard	Proposed
Setbacks (min.)		
Front (Water)	20 feet	33 feet
Max. Allowable Floor Area (1.75 times buildable area)	Approximately 143,916 square feet total for all homes	Approximately 130,095 square feet
Parking* (min.)	3 Onsite in a garage	1 Onsite (Golf Cart Storage only) 2 Offsite (501 W. Bay Ave.)
Height (max.)	28 feet flat roof 33 feet sloped roof	28 feet flat roof 32 feet 5 inches sloped roof
Building Site Area	No minimum	3,231 square feet

Parking Management Plan

- Use Permit: 2 spaces in offsite structure
- Implementation Plan: 3 spaces onsite
- Parking management plan: 2 spaces in offsite structure, 1 golf cart space onsite
- No reduction in currently provided spaces



Parking Management Plan





Parking Management Plan



Coastal Access and Views

- Single family residence replacing an existing single family residence
- No public access to Bay Island



Recommendation

- Conduct a public hearing;
- Find the project exempt from CEQA; and
- Approve Coastal Development Permit and height increase



For more information contact:

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