



## **CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT**

January 10, 2019  
Agenda Item No. 7

**SUBJECT:** 602 Acacia, LLC Residential Condominiums (PA2018-203)  
• Tentative Parcel Map No. NP2018-028  
• County Tentative Parcel Map No. 2018-161  
• Coastal Development Permit No. CD2018-078

**SITE LOCATION:** 602 Acacia Avenue

**APPLICANT:** Waterpointe Custom Home Builders

**OWNER:** 602 Acacia, LLC

**PLANNER:** Patrick Achis, Planning Technician  
949-644-3237, [pachis@newportbeachca.gov](mailto:pachis@newportbeachca.gov)

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### **LAND USE AND ZONING**

- **General Plan:** RT (Two-Unit Residential)
- **Zoning District:** R-2 (Two-Unit Residential)
- **Coastal Land Use Category:** RT-D (Two Unit Residential - 20.0 - 29.9 DU/AC)
- **Coastal Zoning District:** R-2 (Two-Unit Residential)

### **PROJECT SUMMARY**

The applicant requests a tentative parcel map and associated coastal development permit for two-unit condominium purposes. A single-family residence was demolished and a new duplex is under construction pursuant to Zoning and Building Code requirements. Approval of the Tentative Parcel Map will allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel Map also requires the approval of a coastal development permit (CDP) pursuant to Newport Beach Municipal Code (NBMC) Title 21 (Local Coastal Program Implementation Plan).

### **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 (Minor Land Divisions) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. \_\_ approving Tentative Parcel Map No. NP2018-028 and Coastal Development Permit No. CD2018-078 (Attachment No. ZA 1).

## **DISCUSSION**

- The project site is located on the east side of Acacia Avenue, between Third and Fourth Avenues. The lot is rectangular, relatively flat, and approximately 3,540 square feet in area.
- The project site is located within the Categorical Exclusion Area and issuance of building permits for demolition and construction of the new duplex is excluded from the requirement to obtain a coastal development permit under [NBMC Section 21.52.045 \(Categorical Exclusions\)](#). The new construction will conform to all applicable development standards.
- The new duplex has been designed to provide the Code-required two-car parking per unit as required by Sections [20.40.040](#) and [21.40.040](#) (Off-Street Parking Spaces Required). Vehicular access will be maintained from the alley at the rear of the property. Each unit will be served by separate utility connections.
- The property is designated for two-unit residential use by the General Plan, Zoning Code, Coastal Land Use Plan, and Coastal Zoning District. The new duplex is consistent with this designation and a tentative parcel map for condominiums does not change the use.
- Approval of the Tentative Parcel Map will allow each unit to be sold individually.
- The new condominium project will conform to current Municipal Code requirements and meet all Title 19 (Subdivisions) standards, as detailed in the attached draft Resolution (Attachment No. ZA 1).
- The Tentative Parcel Map is subject to a coastal development permit and conforms to NBMC Title 21 (Local Coastal Program Implementation Plan), including [Section 21.30.035 \(Coastal Subdivisions\)](#).
- The project site is not located between the nearest public road and the sea or shoreline area and approval of the parcel map would not affect public recreation access or views. The Tentative Parcel Map meets the required findings found in [Section 21.52.015.F \(Coastal Development Permits\)](#).

## **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) 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. Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available,

the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent. The proposed parcels are consistent with the land use and zoning designations, do not have a slope greater than 20 percent, and were not involved in the division of a larger parcel within two years. Therefore, the proposed parcel map is eligible for the Class 15 exemption.

### **PUBLIC NOTICE**

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants 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 hearing, consistent with the provisions of the NBMC. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

### **APPEAL PERIOD**

This action shall become final and effective 14 days following the date the Resolution is 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 19 (Subdivisions) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Patrick Achis  
Planning Technician

JM/pa

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Tentative Parcel Map No. NP2018-028
		County Tentative Parcel Map No. 2018-161

# **Attachment No. ZA 1**

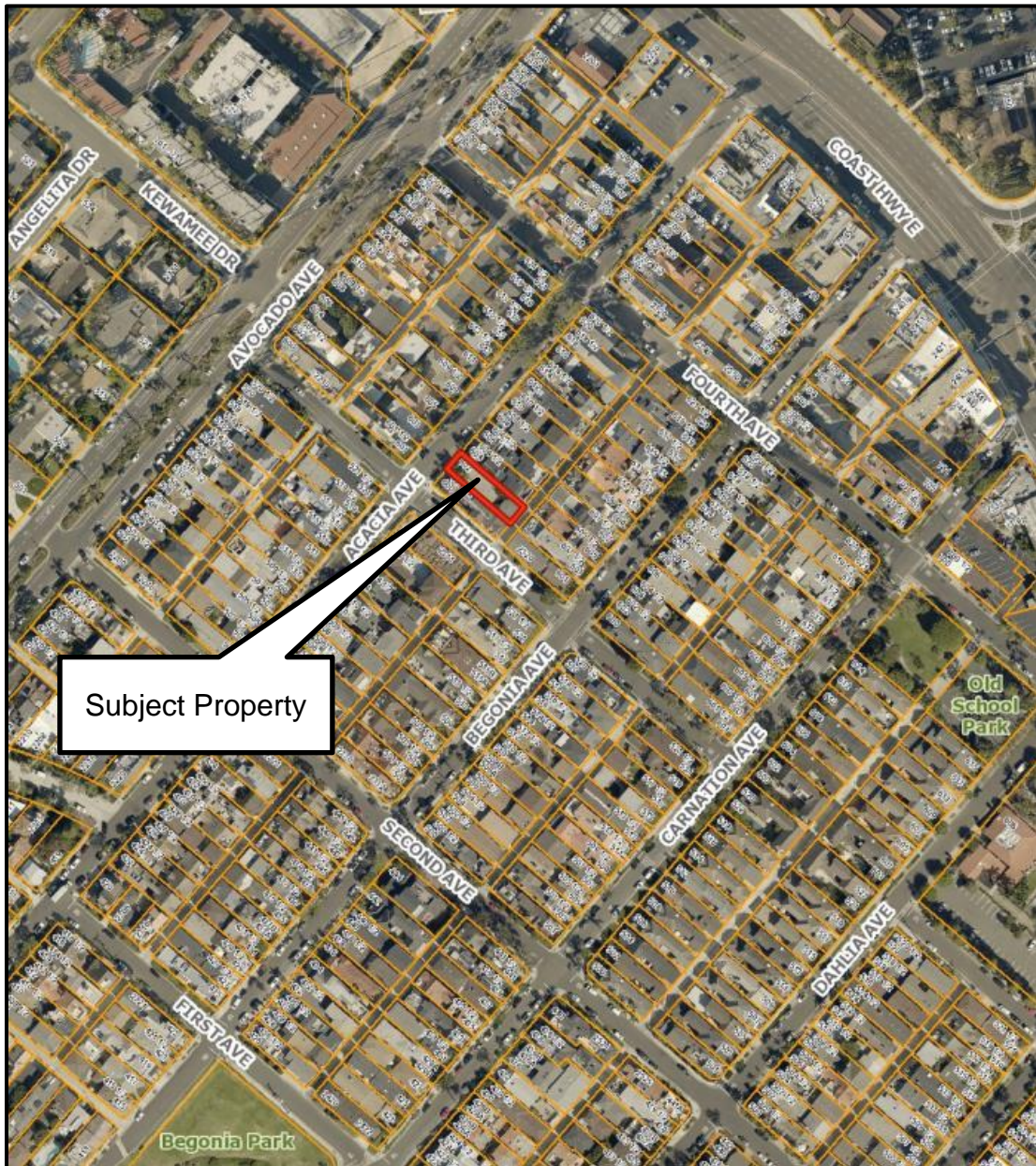
Draft Resolution

# **Attachment No. ZA 2**

Vicinity Map



# VICINITY MAP



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Tentative Parcel Map No. NP2018-028  
Coastal Development Permit No. CD2018-078  
PA2018-203  
**602 Acacia Avenue**

## **Attachment No. ZA 3**

Tentative Parcel Map No. NP2018-028

County Tentative Parcel Map No. 2018-161