



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

November 14, 2019
Agenda Item No. 9

SUBJECT: Barnes Residence (PA2019-159)
▪ Coastal Development Permit No. CD2019-041

SITE LOCATION: 283 Cambridge Way

APPLICANT: Steve Almquist

OWNER: Bradley Barnes

PLANNER: Liane Schuller, Planning Consultant
949- 644-3200, lschuller@newportbeachca.gov

LAND USE AND ZONING

- **General Plan:** Multiple-Unit Residential (RM)
- **Zoning District:** Bayside Village Mobile Home Park Planned Community (PC-1)
- **Coastal Land Use Category:** Multiple-Unit Residential – 10.0 – 19.9 DU/AC (RM-C)
- **Coastal Zoning District:** Bayside Village Mobile Home Park (PC-1)

PROJECT SUMMARY

A request for a coastal development permit (CDP) to allow the removal of an existing single-story manufactured home and the installation of a new single-story manufactured home. The development also includes a single-car carport, entry stairs and landings, hardscape and landscape. The development complies with all applicable standards and no deviations are requested. All improvements are shown on the attached project plans (Attachment No. ZA 3).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures), because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2019-041 (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject site is located within the PC-1 Coastal Zoning District, which provides for development of a mobile/manufactured home park and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required and the site is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeals Area.
- The Bayside Village Mobile Home Park is comprised of Parcel 1 (south), containing 125 dwelling units, and Parcel 2 (north), containing 143 dwelling units. The park is predominantly developed with single-story and two-story, mobile/manufactured homes. The proposed design, bulk, and scale of the development is consistent with the existing pattern of development and expected future development consistent with applicable development standards.
- The proposed project is the replacement of an existing single-story, single-family manufactured home with a new single-story, single-family manufactured home in the south parcel. There is no increase in density.
- As the Bayside Village Mobile Home Park was authorized by a use permit in 1958, there is no associated development plan. Newport Beach Municipal Code (NBMC) Subsection 21.26.065(C) (Planned Communities without Development Plans – Other Planned Communities) states that the approved site plan serves as the Planned Community Development Plan for the park. The approved site plan provides a typical lot configuration with a single parking space and outdoor living areas. The proposed manufactured home is in substantial conformance, as it will maintain a similar footprint and provides one parking space.
- There are no height limits designated by the approved site plan. The General Plan, as well as the Coastal Land Use Plan designate the site as Multiple-Unit Residential. Other properties with this designation maintain a height limit of 28 feet to a flat roof and 33 feet to the ridge of a sloped roof. The proposed manufactured home will be approximately 15 feet from existing grade to the ridge.
- The building codes for construction and installation of a manufactured home are contained within the California Health and Safety Code. The State of California Department of Housing and Community Development (HCD) issues all construction permits. The applicant has provided evidence of approval from the State, as well as the park owner.

Hazards

- The project site is located within the south parcel of the mobile/manufactured home park and is more than 800 feet from Newport Bay. It is separated from the bay by several rows of manufactured home sites, Bayside Drive, and the entirety of the north parcel. The Newport Dunes site borders the mobile/manufactured home park to the east. The site is at an approximate elevation of 15 feet based on the North American Vertical Datum of 1988 (NAVD 88).

Water Quality

- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access

- The project site is located between the nearest public road and the sea or shoreline, and the existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) 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. In this case, the project replaces an existing single-family manufactured home on an interior site located within an existing mobile/manufactured home park with a new single-family manufactured home. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
- Bayside Drive bisects the north and south parcels of the Bayside Village Mobile Home Park and provides access to Newport Dunes, which provides several coastal recreational opportunities for the public's use.
- The mobile/manufactured home park abuts Coast Highway, a public coastal view road. The park is separated from the public right-of-way by an existing site wall that is approximately 7 feet tall and provides for limited views across the park. An investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas. However, the project will replace an existing single-family manufactured home with a new single-family manufactured home that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

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.

Class 3 exempts the demolition of up to three single-family residences and additions of up to 10,000 square feet to existing structures. The proposed project consists of the removal of one single-family manufactured home and the installation of a new single-family manufactured home.

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 Municipal Code. 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 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 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:


Liane Schuller
Planning Consultant

JM/ls

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2019-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2019-041 TO REMOVE AN EXISTING SINGLE-STORY MANUFACTURED HOME AND INSTALL A NEW SINGLE-STORY MANUFACTURED HOME LOCATED AT 283 CAMBRIDGE WAY (PA2019-159)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Steve Almquist ("Applicant") on behalf of Bradley Barnes ("Manufactured Home Owner"), with respect to a manufactured home site located at 283 Cambridge Way, requesting approval of a coastal development permit.
2. The site is located within Bayside Village Mobile Home Park, legally described as Parcel 2 of Resubdivision No. 0995.
3. The Applicant proposes the removal of an existing single-story manufactured home and the installation of a new single-story manufactured home. The development also includes a deck, hardscape and drainage. The development complies with all applicable standards and no deviations are requested.
4. The subject property is designated Multiple-Unit Residential ("RM") by the General Plan Land Use Element and is located within the Bayside Village Mobile Home Park Planned Community ("PC-1") Zoning District.
5. The subject site is located within the coastal zone. The Coastal Land Use Plan category is Multiple-Unit Residential – 10.0 – 19.9 DU/AC ("RM-C") and it is located within the Bayside Village Mobile Home Park ("PC-1") Coastal Zone District.
6. A public hearing was held on November 14, 2019, 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 hearing was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act ("CEQA") under Class 3 (New Construction or Conversion of Small Structures), because it has no potential to have a significant effect on the environment.

2. Class 3 exempts the demolition of up to three single-family residences and additions of up to 10,000 square feet to existing structures. The proposed project consists of the removal of one single-family manufactured home and the installation of a new single-family manufactured home.

SECTION 3. REQUIRED FINDINGS.

In accordance with Newport Beach Municipal Code ("NBMC") Section 21.52.015 (Coastal Development Permits, Findings and Decision), the following findings and facts in support of such findings are set forth:

Finding:

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

Facts in Support of Finding:

1. The proposed development complies with applicable development standards identified by the PC-1 Development Plan and the proposed design is in substantial conformance with the approved site plan.
 - a. The project is within the confines of the manufactured home site lines.
 - b. The project has been reviewed and approved by the Mobile Home Park Owner, as evidenced by the Application for Permit to Construct included with the application.
 - c. The project includes a parking area for one vehicle, complying with the minimum parking requirement per site.
2. The Bayside Village Mobile Home Park is predominantly developed with single- and two-story, mobile/manufactured homes. The proposed design, bulk, and scale of the development is consistent with the existing pattern of development and expected future development consistent with applicable development standards.
3. The Bayside Village Mobile Home Park is comprised of Parcel 1 (south) and Parcel 2 (north) of Parcel Map No. 93-111. The project site is centrally located within the south parcel, surrounded by other homes, and more than 800 feet from the bay. The project site is at an approximate elevation of 15 feet based on the North American Vertical Datum of 1988 (NAVD 88).
4. The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.

5. The building codes for construction and installation of a manufactured home are contained within the California Health and Safety Code. The State of California Department of Housing and Community Development (HCD) issues all construction permits. The applicant has provided evidence of approval from the State, as well as the Mobile Home Park Owner.

Finding:

- B. Conforms to 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.*

Facts in Support of Finding:

1. The project site is located between the nearest public road and the sea or shoreline, and the existing residential development neither provides nor inhibits public coastal access. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) 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. In this case, the project replaces an existing single-family manufactured home within an existing mobile/manufactured home park with a new single-family manufactured home. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
2. Bayside Drive bisects the north and south parcels of the Bayside Village Mobile Home Park and provides access to the Newport Dunes, which houses several coastal recreational opportunities for the public's use.
3. The mobile/manufactured home park abuts Coast Highway, a public coastal view road. The park is separated from the public right-of-way by an existing site wall that is approximately 7 feet tall and provides for limited views across the park. An investigation of the project site and surrounding area did not identify any other public view opportunities. The project site may be located within the viewshed of distant public viewing areas. However, the project will replace an existing single-family manufactured home with a new single-family manufactured home that complies with all applicable Local Coastal Program development standards and maintains a building envelope consistent with the existing pattern of development. Therefore, the project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts to public views.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2019-041, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.

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 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 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.

PASSED, APPROVED, AND ADOPTED THIS 14TH DAY OF NOVEMBER, 2019.

James Campbell, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

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. 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, the beach, wetlands or their buffers.
3. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Pollution Prevention Plan (CPPP).
4. Prior to the issuance of a building permit, the property owner shall sign a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify 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, judgements, 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 development. The letter shall be scanned into the plan set prior to building permit issuance.
5. 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.
6. 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. Stockpiles 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.
7. 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.
8. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.

9. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
10. 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 Coastal Development Permit.
11. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
12. 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.
13. 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 the current property owner or agent.
14. This Coastal Development Permit No. CD2019-041 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
15. 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 Barnes Residence including, but not limited to, Coastal Development Permit No. CD2019-041 (PA2019-159). 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.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit No. CD2019-041
PA2019-159

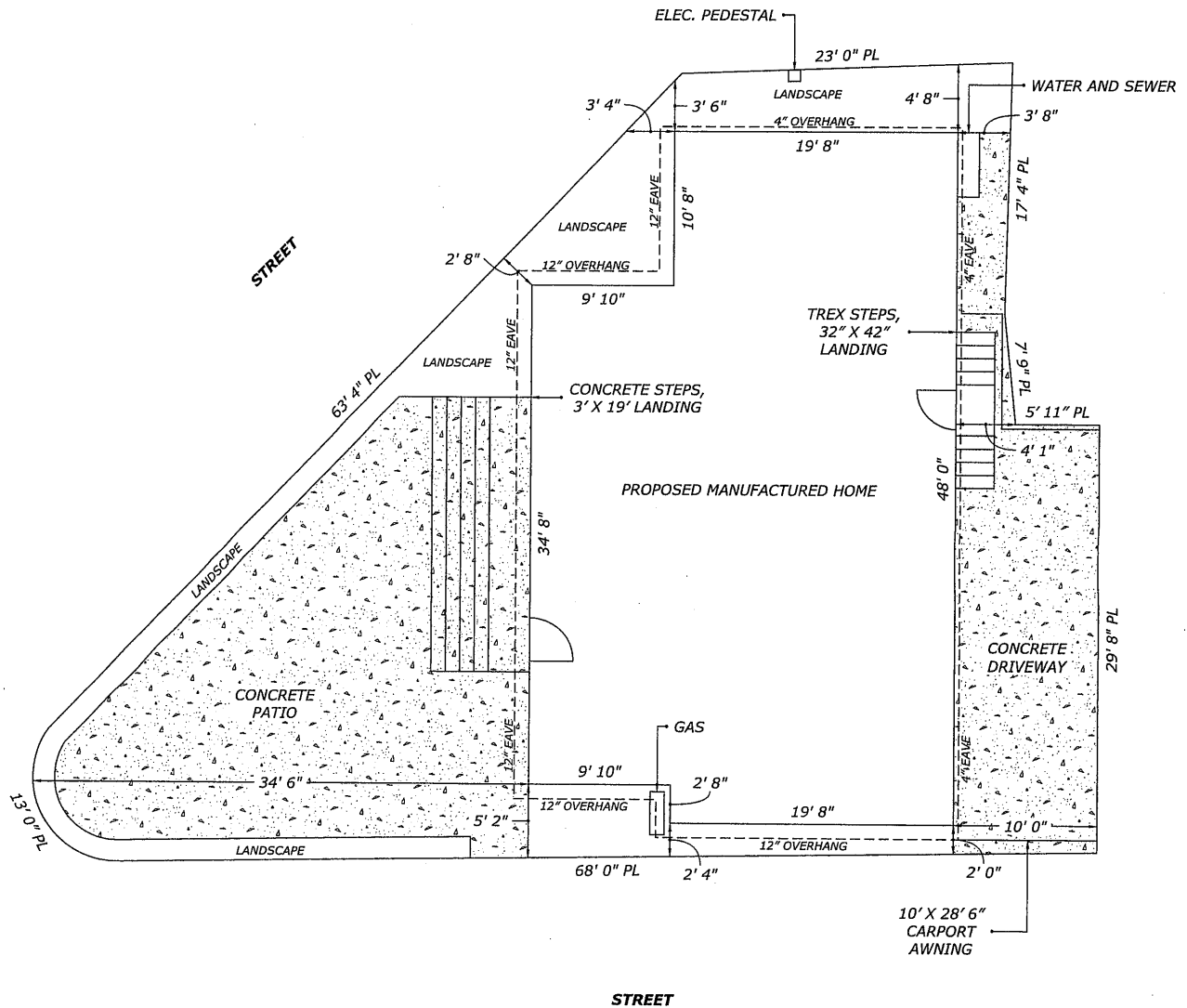
283 Cambridge Way

Attachment No. ZA 3

Project Plans

LANDSCAPING

VEGETATED LANDSCAPED AREAS SHALL ONLY CONSIST OF NATIVE PLANTS OR NON-NATIVE DROUGHT TOLERANT PLANTS, WHICH ARE NON-INVASIVE. NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY (HTTP://WWW.CNPS.ORG/), THE CALIFORNIA NATIVE PLANT COUNCIL (FORMERLY THE CALIFORNIA EXOTIC PEST PLANT COUNCIL) (HTTP://WWW.CAL-IPC.ORG/), OR AS MAY BE IDENTIFIED FROM THE TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS A "NOXIOUS WEED" BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY. ALL PLANTS SHALL BE LOW WATER USE PLANTS AS IDENTIFIED BY CALIFORNIA DEPARTMENT OF WATER RESOURCES (SEE: HTTP://WWW.OWUE.WATER.CA.GOV/DOCS/WUCOLS00.PDF)



GRADING NOTE:

NO GRADING REQUIRED FOR INSTALLATION
OF NEW MANUFACTURED HOME,
CURRENT LOT GRADE SHALL BE MAINTAINED.

NOTE:

WATER FROM ROOF WILL BE COLLECTED IN RAIN GUTTERS
AND REDIRECTED TO LANDSCAPE AREAS TO PERCOLATE
INTO SOIL. ALL CONCRETE TO SLOPE AWAY FROM HOME
INTO LANDSCAPE AREAS TO PERCOLATE INTO SOIL.

LOT = 2825.8 ft²
HOME W/ EAVES = 1396.6 ft²
ACCESSORY STRUCTURES = 405.2 ft²

TOTAL STRUCTURES = 1801.8 ft²

 $1801.8 \div 2825.8 = 0.64$

LOT COVERAGE = 64%

PA2019-159 for CD2019-041
283 Cambridge Way
Coastline Construction

PROPOSED PAVED AREA = 1054.8 ft²
PROPOSED UNPAVED AREA = 486 ft²

BAYSIDE VILLAGE #283 CAMBRIDGE WAY PROPOSED SITE PLAN

THE INFORMATION CONTAINED HEREIN IS CONSIDERED PROPRIETARY.
TRANSMITTAL TO UNAUTHORIZED PARTIES WITHOUT EXPLICIT
PERMISSION OF THE AUTHORIZING PARTY IS NOT PERMITTED.

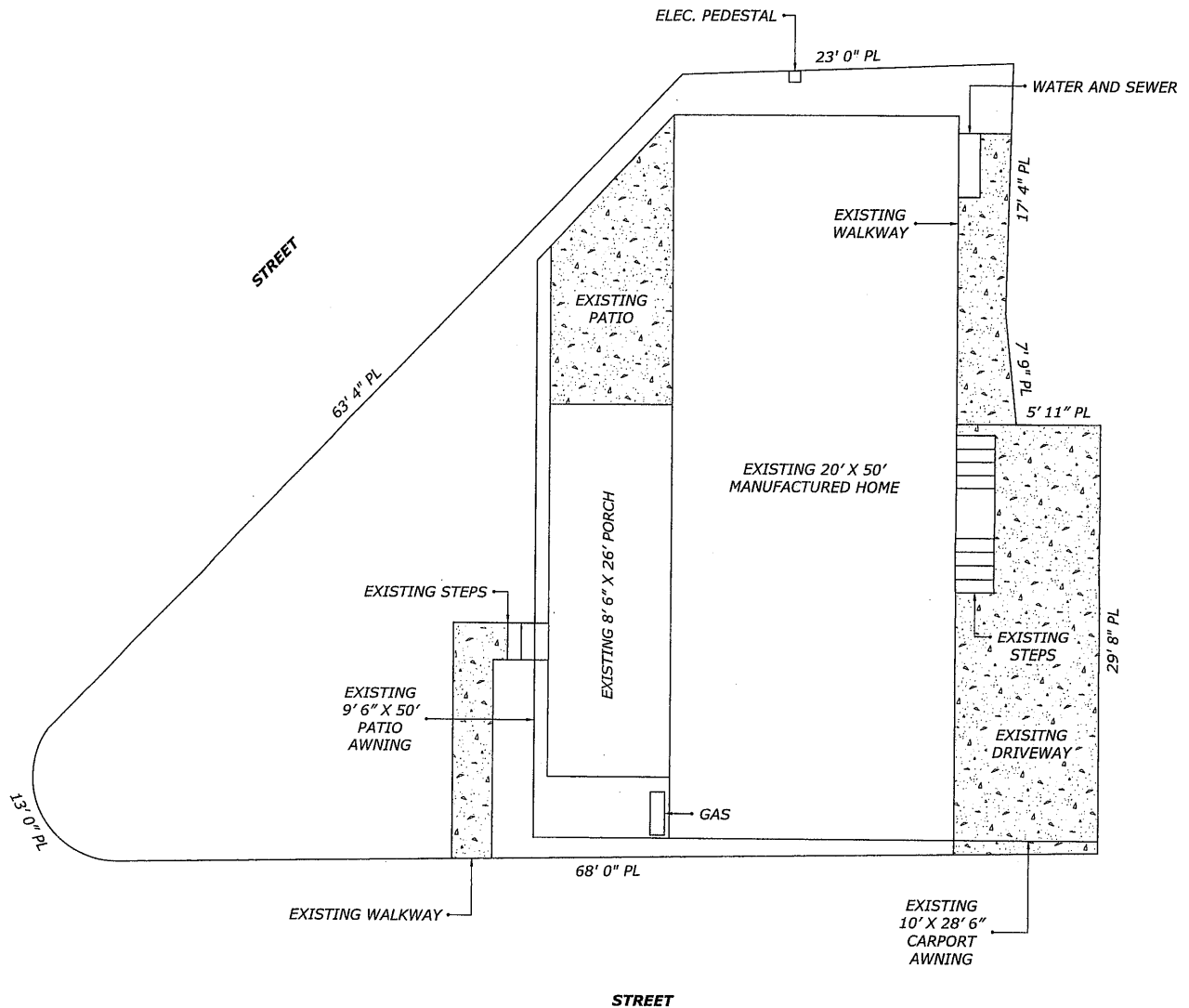
COASTLINE CONSTRUCTION & AWNING CO., INC.
5742 RESEARCH DR., HUNTINGTON BEACH, CA 92647
PHONE: 714-891-9798 WWW.COASTLINECA.COM

SCALE: 1" = 8'

REV. 08/16/19

DRAWN BY:
STEVE ALMQUIST
(714) 392-9665

PAGE
1 OF 5



LOT = 2825.8 ft²
 HOME W/ EAVES = 1000 ft²
 ACCESSORY STRUCTURES = 761 ft²

TOTAL STRUCTURES = 1761 ft²

$1761 \div 2825.8 = 0.62$

LOT COVERAGE = 62%

EXISTING PAVED AREA = 670 ft²
 EXISTING UNPAVED AREA = 1155 ft²

BAYSIDE VILLAGE #283 CAMBRIDGE WAY EXISTING SITE PLAN

THE INFORMATION CONTAINED HEREIN IS CONSIDERED PROPRIETARY.
 TRANSMITTAL TO UNAUTHORIZED PARTIES WITHOUT EXPLICIT
 PERMISSION OF THE AUTHORIZING PARTY IS NOT PERMITTED.

COASTLINE CONSTRUCTION & AWNING CO., INC.
 5742 RESEARCH DR., HUNTINGTON BEACH, CA 92647
 PHONE: 714-891-9798 WWW.COASTLINECA.COM

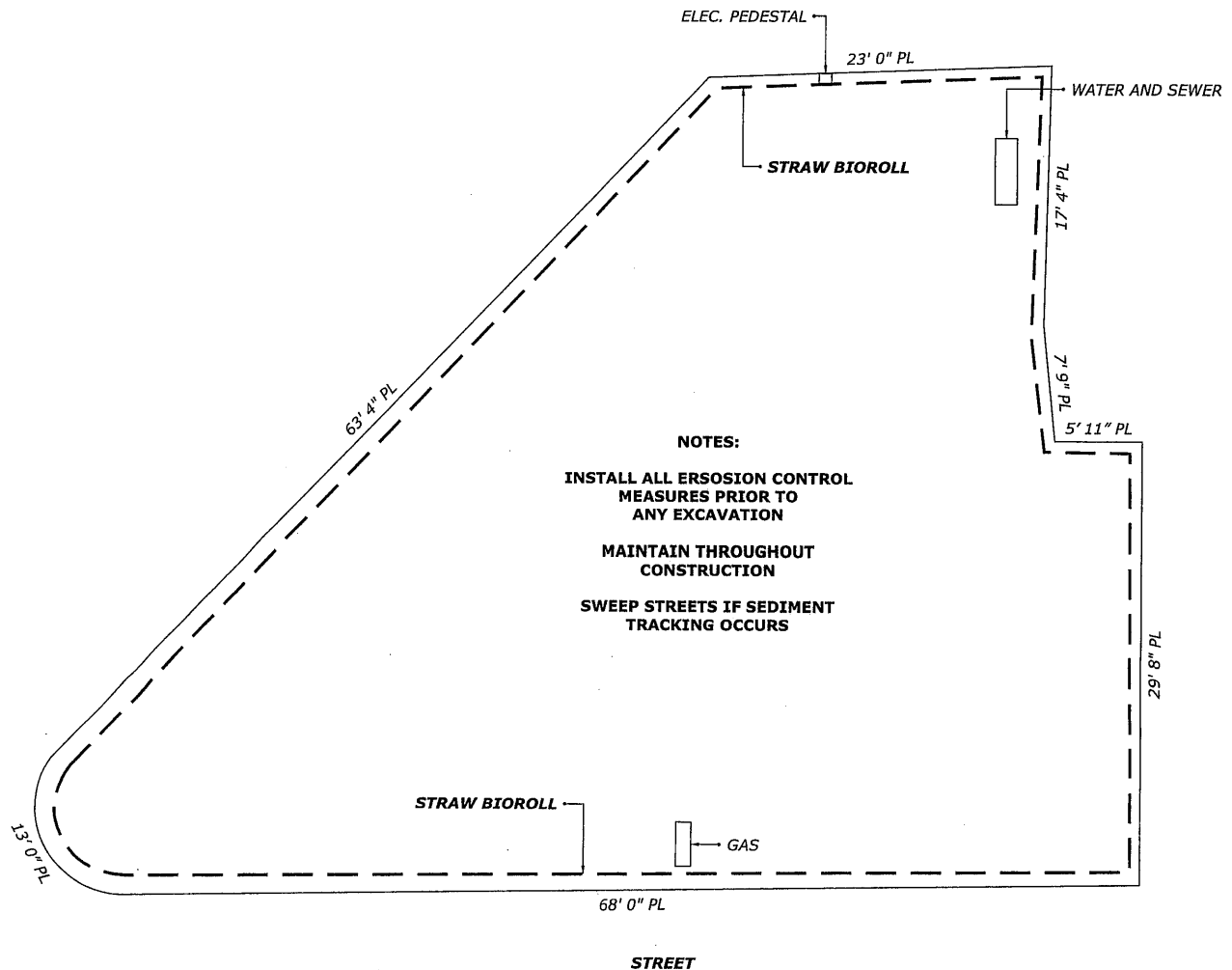
SCALE: 1" = 8'

REV. 08/16/19

DRAWN BY:
 STEVE ALMQUIST
 (714) 392-9665

PAGE
 2 OF 5

16



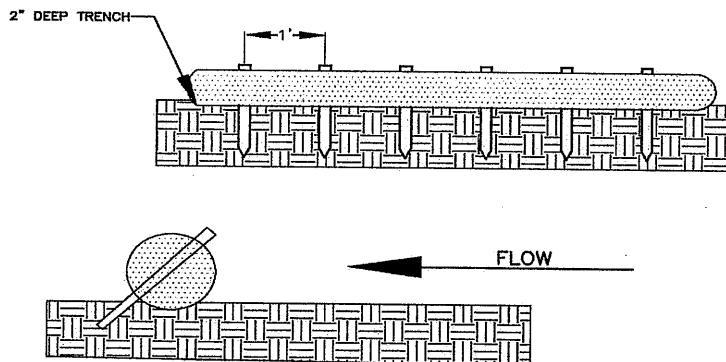
STRAW BIOROLL DETAIL

NOTE:
STAKED INTO THE GROUND WITH WOODSTAKES

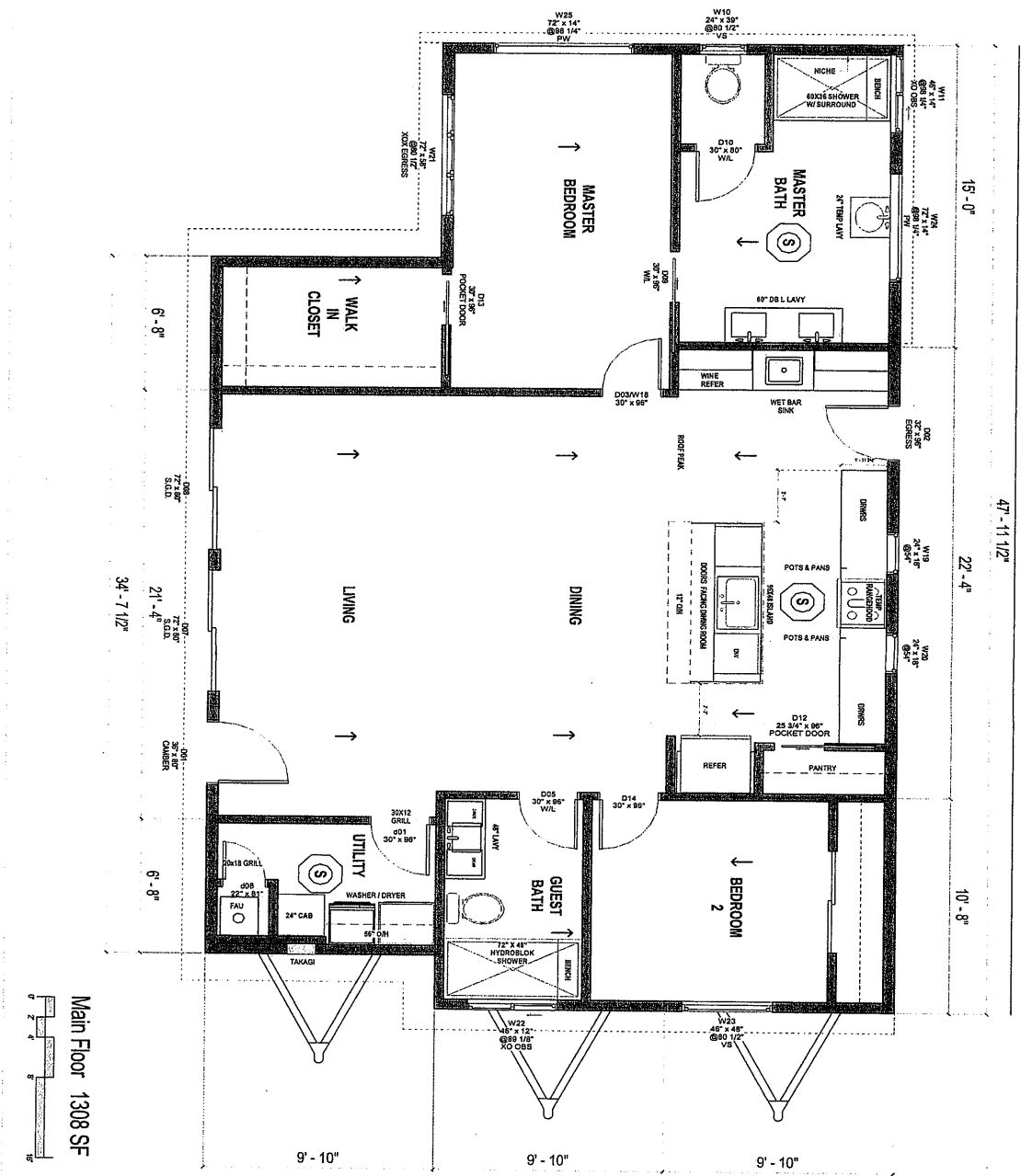
WOOD STAKES ARE A MINIMUM .5"x2" BY 16" LONG AND PLACED EVERY 1' UNLESS PRECLUDED BY PAVED SURFACE OR ROCK

WOOD STAKES DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT AN APPROXIMATE 45° ANGLE WITH TOP OF STAKE POINTING UPSTREAM

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE



BAYSIDE VILLAGE #283 CAMBRIDGE WAY EROSION CONTROL PLAN		SCALE: 1" = 8'	
THE INFORMATION CONTAINED HEREIN IS CONSIDERED PROPRIETARY. TRANSMITTAL TO UNAUTHORIZED PARTIES WITHOUT EXPLICIT PERMISSION OF THE AUTHORIZING PARTY IS NOT PERMITTED.		REV. 08/16/19	
COASTLINE CONSTRUCTION & AWNING CO., INC. 5742 RESEARCH DR., HUNTINGTON BEACH, CA 92647 PHONE: 714-891-9798 WWW.COASTLINECA.COM		DRAWN BY: STEVE ALMQUIST (714) 392-8665	
		PAGE 3 OF 5	



Main Floor 1308 SF

A1-03

Copyright © 2017 Doves

FLOOR PLAN

DOVELE

BARNES
O-32546
MODEL#:
29-2200

DATE: 7/17/2019 12:11 PM
MODEL NO.: 29-2200
DESIGNED BY: MA
CHECKED BY: OWNER