

IF UNGRANTED, NOT EFFECTIVE
UNTIL 15 DAYS AFTER DATE
OF GRANT.

USE PERMIT APPLICATION
ORD. NO. 635 SECT. NO.
CITY OF NEWPORT BEACH

No. 463

DATE: Sept. 29, 1958

INSTRUCTIONS: (READ CAREFULLY) THE APPLICANT OR HIS LEGAL REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS. FILL OUT THIS APPLICATION COMPLETELY. IT MUST BE accompanied by a plot plan in duplicate drawn to scale, and with correct dimensions, showing in detail all boundaries, existing buildings, proposed alterations and additions. The Applicant must sign the "Use Permit" within thirty (30) days after granting.

1. Applicant Frank Carlton and The Irvine Company P.O. Box 37, Tustin
Address Involved
Irvine Subdivision
2. LOT BLOCK 54 SECTION TRACT ZONE Unclassified
3. HEARING DATE Oct. 16, 1958 TIME 8 ^{4:30}_{P.M.}
4. Application is hereby made for a Use Permit from Section 9103.8 to permit:

Construction, maintenance and operation of a trailer park and appurtenant buildings, structures and facilities including landscaping, parking areas, incidental sale of food, wine and beer, (personal services establishments), trailer and cabana sales, and other merchandise. Also construction, maintenance and operation of docks, slips, floats and incidental structures to accommodate pleasure boats and yachts including yacht brokerage.

There are sheets attached to and made a part of this Application. I hereby certify that the foregoing statements, maps, drawings, plans and specifications attached hereto are true and correct. If granted this Use Permit will not adversely affect persons residing or working in the neighborhood. I further consent to any permit issued in reliance thereon being null and void in the event they are not true and correct.

The Irvine Company by W. H. Spurgeon III / Frank Carlton
Signature of Owner or Applicant Frank Carlton Home Address Phone

FOR DEPARTMENTAL USE ONLY
PLANNING COMMISSION ACTION
In accord with Section 9103.8 A Use Permit is hereby GRANTED the above Applicant subject to requirements of all governmental agencies having jurisdiction and subject to the following:

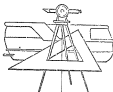
Application is approved in accordance with amended plot plan showing additional parking and storage area, landscaping and an amendment to the uses of the property.

The undersigned hereby agrees to all the above conditions.
Frank Carlton
Signature of Grantee

DATES: Filed 9-9-58 Hearing 11-20-58 Published Newspaper
FINDINGS OF PLANNING COMMISSION: The Commission found and determined that the establishment of a trailer park at this location would not detrimental to persons residing or working in the neighborhood and recommended approval, subject to the above conditions.

DEVELOP-
GRANTED- By City Planning Commission
on the 20th day of November 1958
Ray Y. Copelin
Ray Y. Copelin, Secretary
Newport Beach City Planning Commission

REAL ESTATE SALES - LOANS
LEASES - INSURANCE
PROPERTY MANAGEMENT
 Use Permit # 463
FLAEDER INVESTMENT COMPANY
307 1/2 STREET AT W. CENTRAL AVE.
NEWPORT BEACH, CALIFORNIA
TELEPHONE: 435-1111
TOM W. HENDERSON



WALTERS & SON
 3011 NEWPORT BOULEVARD
 NEWPORT BEACH, CALIFORNIA
 PHONE BRIDLE 3-2700

BACK BAY CLUB

required rest rooms and laundries;

LOUNGE & OFFICE BUILDING;

MEN.	2-toilets,	1-urinal,	3-showers,	3-lavatories,
WOMEN	3- "	_____	3- "	3- "

UTILITY BUILDING, located at lot #65B

MEN	3-toilets,	1-urinal,	4-showers,	4-lavatories,
WOMEN	4- "	_____	4- "	4- "
LAUNDRY	2-auto. washers, 2-gas dryers,			

UTILITY BUILDING, located at lot #167¨

MEN	3-toilets,	1-urinal,	4-showers,	4-lavatories,
WOMEN	4- "	_____	4- "	4- "
LAUNDRY	4-auto. washers, 2- gas dryers,			

TWO BOAT SLIP REST ROOM STATIONS, located at the S.W & N.E. prop. cor.s.

MEN	1-toilet,	1-urinal,	2-lavatories,
WOMEN	2- "	_____	2- "

NOTE;

All boat slips and trailer lot locations are within a 500 foot radius from the rest rooms or utility buildings designed to serve that boat or trailer lot location.

REVISED PLANS OF BAYSIDE VILLAGE
 TRAILER PARK CONSIDERED BY
 PLANNING COMMISSION APRIL 30, 1961
 AND APPROVED AS SUBMITTED

Plans filed - 30-130



bayside * village

300 EAST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA
Office 3-1231

April 6, 1961

City of Newport Beach
Planning Commission
3300 Newport Blvd.
Newport Beach, California

Gentlemen:

We herewith respectfully submit our revised layout of the trailer spaces for the second unit for your approval.

For your information we have completed the tunnel under Bayside Drive, part of the fence, as well as 10% of the underground utilities of the second unit. To date we have spent over fifty thousand dollars on this unit under our original permit and plan.

Experience has shown that our non-resident boat slip customers will not walk across Bayside Drive to their boats. We have therefore modified our plans to better suit the wishes of our tenants. In addition, we have 45 garages along the East side (next to the Dunes) preferentially assigned to non-resident boat slip tenants. At the West end we have blacktopped and lined additional parking spaces to more than adequately take care of our boat slip tenants as shown on our revised plans.

As we anticipated, our boat slips are gradually being filled by residents of the trailer park and in the course of another year, we expect that, less than 20% of our slips will be occupied by non-residents. Therefore, our parking requirement for non-resident boat slip renters will diminish proportionately.

We respectfully request your approval of this modified plan which has been carefully studied and approved by Irvine Company.

Yours very truly,

Marshall Duffield
Marshall Duffield
Executive Vice-President

by S. D. ...

ON THE WATERFRONT in NEWPORT BEACH

1. The parking area shown does not appear to be a functional part of park itself. A more centrally located parking lot would serve a more usefull purpose. As a decentralized parking scheme may also be desirable.
2. The office at this location can not possibly control the ingress and egress of guest or sightseers from driving into the park and parking their cars. It is suggested that the main office or necessary to the main office be located to the entrance of the park.
3. The entrance of the park should be moved to a point where a 90° angle could be obtained.
4. The main paved drive should be widened to be able to carry a ^{heavier} ~~heavier~~ traffic load.
5. There may be a traffic problem off of Bayside Rd.
6. The rest room facilities shown are not sufficient under ordinance 592
7. Exits located in proper places?
8. The yacht brokerage will need off street parking.
9. Boat slip rentals will need off street parking.
10. Ingress and egress to parking facilities as shown is not sufficient.
11. Swimming area should be reallocated to be parallel to beach.
12. Majority of lots abutting water are illegal sites under section 9 of ordinance 592 which requires " Each unit shall abut or face a driveway or clear unoccupied space of not less than 20' in width. "
13. Laundry facilities as shown are not sufficient.
14. An overpass for people residing on parcel 2 should be provided.
15. Storage facilities for boat trailers is not shown.
16. Loading facilities for stores of mail is not shown.
17. Recreational facilities are not sufficient for the projected population.
18. Shower facilities are not shown.
19. The city will not gain on its tax rolls for this type of development.
20. Guest parking facilities are not sufficient.

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3. The entrance of the park should be moved to a point where a 90° angle could be obtained.
4. The main paved drive should be widened to be able to carry a heavier traffic load.
5. There may be a traffic problem off of Bayside DR.
6. The rest room facilities shown or not sufficient under ordinance 592
7. Exits located in proper place?
8. The yacht brokerage will need off street parking.
9. Boat slip rentals will need off street parking.
10. Ingress and egress to parking facilities as shown is not sufficient.
11. Swim ing area should be relocated to be parallel to beach.
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16. Loading facilities for stores of mail is not shown.
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18. Shower facilities are not shown.
19. The city will not gain on its tax rolls for this type of development.
20. Guest parking facilities are not sufficient.

RECOMMENDATIONS ON TRAILER PARKING

1. Each cabana should have water closet facilities and showers.
2. The use shall be in conformity to the requirements of the Fire Dept.
3. A fence or screen planting should be provided along easterly property line.
4. Access for trailers facing channel should be studied to insure easy ingress and egress. (Trailers will be 30' to 55' in length)
5. Only independent trailers should be allowed.
6. No parking should be allowed except in parking stalls.
7. No boat trailer parking allowed in streets or parking stalls.
8. Turn around for electric car at the end of service road is not shown.

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS
DISTRICT VII

MAILING ADDRESS
BOX 2304, TERMINAL ZONE
LOS ANGELES 24, CALIFORNIA
October 24, 1956

100 S. FIFTH STREET
LOS ANGELES 12, CALIF.
PHONE: MA 6-8812

PLEASE REFER
TO FILE NO.

VII-Ora-60-B, NptB, CMsa, HntB
BWO 7-2V1306-R
PR-VII-853

Mr. J. W. Drandy, Planning Director
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California

Dear Mr. Drandy:

Please refer to your letter of October 2, 1956, concerning a proposed trailer park to be located north of Cabrillo Highway (Route 50) and the east and west side of Bayside Drive.

The California Division of Highways plans to start freeway routing studies on Route 60 in the Newport - Costa Mesa area in the very near future, and we will certainly notify you when they are commenced.

At this time, however, we are unable to give a recommendation concerning the proposed trailer park. During the course of our studies on Route 60 we will, in all likelihood, study a location similar to the one shown on the City of Newport Master Street and Highway Plan. If that location or one like it were to be adopted by the California Highway Commission, then the site of the proposed trailer park would be affected. But until such an adoption is made, we will be unable to make any definite recommendations.

We appreciate your cooperation in bringing this matter to our attention and regret that we were unable to give you a more specific answer.

Very truly yours,


J. H. GILLIS
District Engineer

J. H. GREENE
1 BEACON BAY
NEWPORT BEACH
CALIFORNIA

October 7, 1958

Planning Commission
City of Newport Beach
Newport Beach, California

Attention: Mr. Ray Copeland

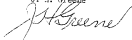
Gentlemen:

This letter is written in protest to a trailer court on the land of the Irvine Company near the entrance of the Harry Welsh Park. We have a beautiful park in the Harry Welsh Park. When completed, it will be outstanding in the community. It would indeed be a shame to make it necessary to drive through a trailer park to reach the entrance to Harry Welsh Park.

I respectfully request that the Planning Commission not grant permission for the trailer park in this area. I, as one of the residents of Beacon Bay, am very much against it - as I am sure everyone living in this locality feels the same.

Respectfully,

J. H. Greene



JHG:e

cc: City Council - City of Newport Beach

County of Orange

PLANNING COMMISSION

Grant House Annex
SANTA ANA, CALIFORNIA

October 6, 1958

Mr. J. W. Draudy, Planning Director
City of Newport Beach
City Hall
Newport Beach, California

RE: Back Bay Trailer Park

Dear Mr. Draudy:


Our Interdepartmental Committee has reviewed the plot plan for the Back Bay Trailer Park and offers the following suggestions for your consideration:

1. That the office be relocated near the central entrance in order to control ingress and egress;
2. That a fence, wall, or screen planting be required along the side property lines for the same reason;
3. That more adequate protection be provided to protect swimmers from boats backing out of the slips on either side of the swimming area;
4. That the rear row of trailer spaces be redesigned so as to provide full street access to each space, particularly in cases of emergency;
5. That the location or locations of the facilities for the "incidental sale of food, wine and beer, personal services establishments, trailer and cabana sales, and other merchandise," and the "incidental structures to accommodate ... yacht brokerage" be located and designed so as to minimize conflict between the residential - recreational use and the commercial and service uses, and that adequate off-street parking for the commercial facilities be required.
6. The system of drainage and sewers is not shown, but warrant careful attention;

7. A trailer park of this size should have at least two rest room and laundry buildings;
8. The maneuvering area between each unit of boat slips should be increased at least 50%;
9. The applicant should be informed that preliminary studies indicate the alignment of the Orange Coast Freeway may traverse this property.

Yours very truly,

ORANGE COUNTY PLANNING DEPARTMENT
Harry E. Fergb, Planning Director


Stuart W. Bailey, Senior Planner
Land Planning Division

SWB:dm

CITY OF NEWPORT BEACH

FIRE

DEPARTMENT

Date October 2, 1958

No. _____

To Planning Director

From Fire Chief

The following items will be required by the Fire Department in the proposed "Back Bay Club" Trailer park & Marina.

- 1: Road access for fire equipment must be provided to all trailer sites and boat slips.
- 2: An adequate water system and fire hydrants as approved by the fire department must be provided.

Note: See section 5123 of the Municipal Code of the City of Newport Beach.


R. J. Briscoe, Fire Chief

October 2, 1958

State Division of Highways
120 South Spring Street
Los Angeles, California

Attention: Mr. E. T. Telford
Assistant State Engineer

Gentlemen:

Enclosed is a plot plan of a proposed trailer park to be located north of Cabrillo Highway and the east and west side of Bayside Drive (abutting the County Recreation Development in the Upper Bay Area) in Newport Beach.

This trailer park will contain 200 trailer spaces in addition to approximately 400 boat slips.

The Orange County Master Plan of Arterial Highways adopted by the Orange County Planning Commission on April 18, 1956, and the Street and Highway unit of the Master Plan for Newport Beach (copy attached) adopted by the City Council on January 13, 1958, both indicate a proposed State Freeway within the area of the proposed trailer park.

Prior to final consideration of the use of this property by the Commission, this department would appreciate a recommendation from the State Division of Highways regarding this matter.

Sincerely yours,

PLANNING DEPARTMENT

J. W. Draney
Planning Director

JWD:rh
Enclosures

October 2, 1958

Mr. Kenneth Sampson
Harbor Master
1901 Bayside Drive
Newport Beach, California

Dear Kaa:

In compliance with your request to George Potnam who recently discussed with you a proposed trailer park in the Newport Dunes area, we are enclosing a plot plan pertaining to this proposed development.

We would appreciate any recommendations that you care to submit regarding the trailer park and the slips which will accommodate approximately 400 boats.

Very truly yours,

PLANNING DEPARTMENT

J. W. Draddy
Planning Director

JWD:hh
Enclosure

CITY OF NEWPORT BEACH
CALIFORNIA

October 2, 1958

Mr. Roy Anderson, Superintendent
Elementary School District
Hornes Esplanade
1400 Cliff Drive
Newport Beach, California

Dear Mr. Anderson:

Reference is made to our conversation of recent date regarding a proposed trailer park to be located on the north side of Cabrillo Highway and east and west of Bayside Drive (adjacent to Newport Dunes development).

This proposed trailer park will consist of 200 trailer spaces and approximately 400 mooring facilities.

We are forwarding this information for your consideration and recommendation, if any, to the Planning Commission.

Sincerely yours,

PLANNING DEPARTMENT

J. W. Grandy
Planning Director

JED:hh

October 1, 1958

Orange County Planning Department
Court House Annexation
Santa Ana, California

Attention: Mr. Forrest Dickenson

Subject: Proposed Trailer Park

Gentlemen:

Enclosed is a copy of a plot plan for a proposed trailer park to be located on the west and east side of Baylita Drive and north of Coast Highway, Newport Beach, California. (Adjacent to the Newport Dunes' development)

The applicant is requesting the following:

"Construction, maintenance and operation of a trailer park and appurtenant buildings, structures and facilities including landscaping, parking areas, incidental sale of food, wine and beer, personal services establishments, trailer and cabana sales, and other merchandise. Also construction, maintenance and operation of docks, slips, floats and incidental structures to accommodate pleasure boats and yachts including yacht brokerage."

This application will be considered by the Planning Commission at its next regular meeting on October 16, 1958. If possible, we would like a recommendation in writing from your department not later than October 9, 1958.

Very truly yours,

PLANNING DEPARTMENT

J. W. Draddy
Planning Director

JWD:hh

CITY OF NEWPORT BEACH
MEMORANDUM

Date: Sept. 30, 1958

To: COMMISSIONERS:
A. Gossage
N. Capelin
D. Dayton
G. Keene
G. Lind
W. Longcor
C. Rudd
W. Smith
A. Sturtevant

From: Planning Director

Subject: Use Permit 663, Frank Carlton and The Irvine Company

There has been received by the Planning Dept. a use permit requesting the following:

"Construction, maintenance and operation of a trailer park and apartment buildings, structures and facilities including landscaping, parking areas, incidental sale of food, wine and beer, personal services establishments, trailer and cabana sales, and other merchandise. Also construction, maintenance and operation of docks, slips, floats and incidental structures to accommodate pleasure boats and yachts including yacht brokerage."

This proposed trailer park will be located north of the Coast Highway and on the west and east side of Reyside Drive (entrance to Newport Dunes).

The developers together with a representative of The Irvine Company would like to discuss these plans with the Commission and have arranged a luncheon meeting at the Irvine Country Club at 12 noon on October 8, 1958.

It is kindly requested that you notify this office at an early date if you are not able to attend this luncheon meeting.

Jsh

Jesty

Planning

Sept. 30, 1938

Jan Briscoe, Fire Dept.

Planning Director

We are forwarding herewith a copy of a plot plan pertaining to a proposed trailer park which will be located on the north side of Coast Highway and the west end east side of Bayside Drive (adjacent to Newport Dunes). This trailer park will contain spaces for 200 trailers and slips for approximately 600 boats.

If convenient, we would appreciate a recommendation from your department not later than October 9, 1938.

JWB

JWB:hh
Enclosure

(For Release September 29, 1956)

1
2 The creation of a luxury type mobile home trailer park
3 was announced today by The Irvine Company and the Lessees with
4 whom the Company has negotiated a long-term lease upon property
5 adjoining Newport Dunes. The property lies westerly and southerly
6 of the Dunes and comprises approximately 26 acres with over 1750
7 feet of water frontage upon upper Newport Bay.

8 Lessees with whom The Irvine Company has negotiated
9 the lease are Marshall Duffield, Frank Carlton and ^uRoland Lehman,
10 all of Los Angeles and Newport Harbor.

11 The Park will have accommodations for approximately
12 200 trailers and boat slips for approximately 200 boats of a
13 length of 25 feet. Plans for a trailer park are patterned
14 after the luxurious type of park which has been created in
15 Florida and will be operated on the highest level. There will
16 be a community recreational building and shops for those
17 having trailers and for those who have boats moored along the
18 waterfront side of the property. There will be a swimming pool
19 and other attractive features, including extensive landscaping
20 to beautify the property. An application was filed with the
21 Planning Commission of the city of Newport Beach today for a
22 permit to construct the facilities.

23 Representing The Irvine Company in the negotiations was
24 Mr. William Spurgeon III, and Mr. James Penny, Attorney,
25 represented the Lessees. Harbor Investment Company of Newport
26 Beach acted as Broker on behalf of all parties to the
27 transaction.
28
29
30
31
32

Variance or Use Permit
1 hearing

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE
CITY OF NEWPORT BEACH WILL HOLD A PUBLIC HEARING ON THE
APPLICATION OF FRANK CARLTON & IRVING CO.

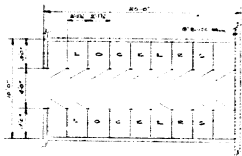
FOR A ~~RENEWAL~~ - USE PERMIT # 463 TO PERMIT: Construction,
maintenance and operation of a trailer park and apartment buildings,

structures and facilities including landscaping, parking areas, incidental
sale of food, wine and beer, personal services establishments, trailer
and cabana sales, and other merchandise. Also construction, maintenance,
and operation of docks, slips, floats and incidental structures to
accommodate pleasure boats and yachts including yacht brokerage.

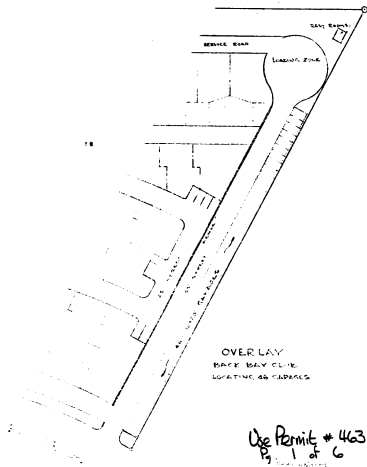
ON LOT _____ ^{Portion of} BLOCK 54 TRACT _____

NOTICE IS HEREBY FURTHER GIVEN THAT SAID PUBLIC HEARING WILL
BE HELD ON THE 16th DAY OF October 19 58, AT THE HOUR
OF 8 P.M. IN THE COUNCIL CHAMBERS OF THE NEWPORT
BEACH CITY HALL, AT WHICH TIME AND PLACE ANY AND ALL PERSONS
INTERESTED MAY APPEAR AND BE HEARD THEREON.

RAY Y. COPELIN, SECRETARY
NEWPORT BEACH CITY
PLANNING COMMISSION

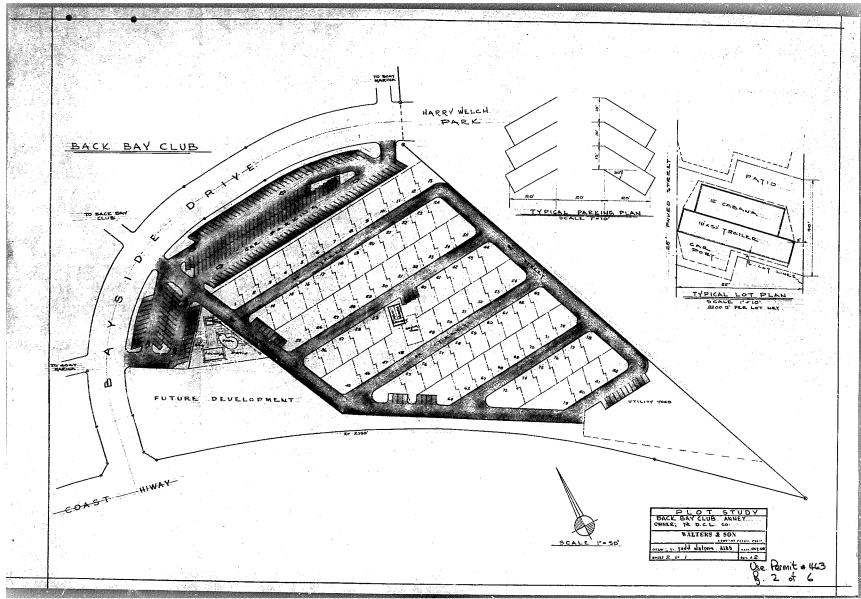


TYPICAL GARAGE STALL CONVERTED TO 16 LOCKERS



OVER LAY
BACK BAY CURVE
LOCATING 48 CHANGES

Use Permit # 463
1 of 6
1971



BACK BAY CLUB

HARRY WELCH PARK

TO BACK BAY CLUB

DRIVE

BAYSIDE DRIVE

FUTURE DEVELOPMENT

TYPICAL PARKING PLAN

TYPICAL LOT PLAN

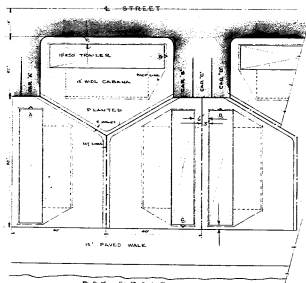
COAST HIWAY



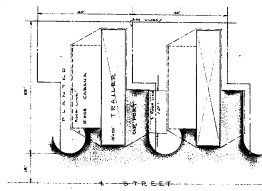
SCALE 1" = 50'

PLOT STUDY	
BACK BAY CLUB, ANNEX	
OWNER: DR. D.C.L. CO.	DATE: 1954
WALTERS & SON	
ARCHITECTS	
DESIGNED BY: Todd Walters, AIA	DATE: 1954
DRAWN BY: J.	DATE: 1954

See Permit # 463
Pg. 2 of 6



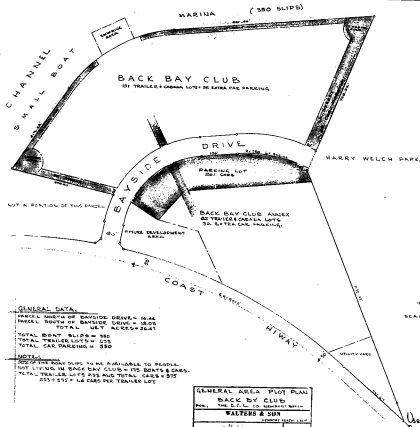
MIN. SIZE OF ALL BAY FRONT LOTS



MIN. SIZE OF ALL INTERIOR LOTS

TYPICAL LOT PLAN	
WALTERS & SON	
DESIGNED BY	WALTERS & SON
PREPARED BY	WALTERS & SON
DATE	1911

Use Permit # 463
3 + 6



GENERAL DATA

PARCEL NORTH OF BAYSIDE DRIVE = 16.44
 PARCEL SOUTH OF BAYSIDE DRIVE = 12.08
 TOTAL NET ACRES = 28.52

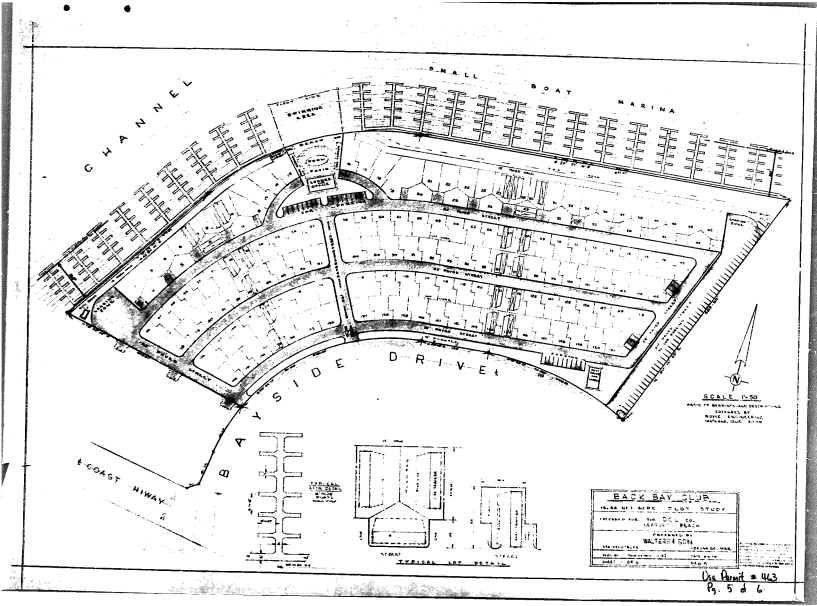
TOTAL BOAT SLIPS = 380
 TOTAL TRAILER LOTS = 235
 TOTAL CAR PARKING = 330

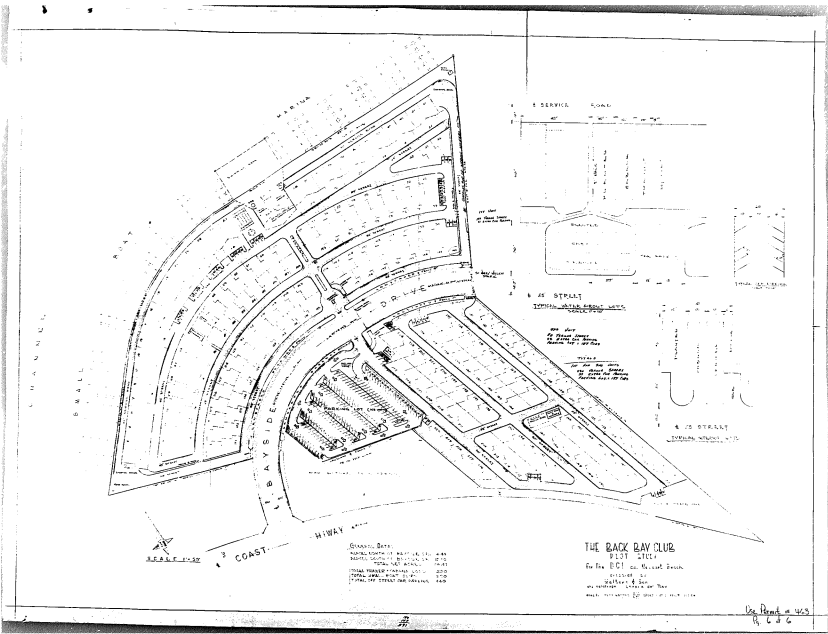
NOTES

NOTE: THE ROAD DUE TO BE AVAILABLE TO PEOPLE NOT LIVING IN BACK BAY CLUB = 175 BOATS & CARS. TOTAL TRAILER LOTS 235 AND TOTAL CARS = 375. 235 + 375 = 610 CARS PER TRAILER LOT

GENERAL AREA PLOT PLAN	
BACK BAY CLUB	
FOR THE S.C.C. CO. MEMPHIS TENN.	
WALTERS & SON	
DATE: 10-1-54	PROJECT: 10-1-54
DRAWN BY: J. W. WALTERS	REVISION:
SHEET 1 OF 1	BY: J. W.

See Print # 463
 Pg. 4 of 6





GRADING DATA
 ADJUSTED GRADE OF BAYSIDE DRIVE 4.80
 FINISHED GRADE OF BAYSIDE DRIVE 5.00
 TOTAL NET GRADE 7.48
 TOTAL FINISHED GRADE 2.00
 TOTAL ADJUSTED GRADE 5.00
 TOTAL OF STREET IMPROVEMENTS 4.00

THE BACK BAY CLUB
 PLOT 2114
 For the BCI on Market Street
 DIVISION OF
 CITY OF LOS ANGELES
 AND DISTRICT OFFICE OF THE
 COUNTY ENGINEER

Use Permit no. 445
 R. C. J. G.