

**LIDO VILLAS (DART) (PA2012-146)**  
**3303/3355 Via Lido**  
**Newport Beach, CA 92663**  
**T&B Kick-Off Meeting**  
**May 1, 2013**

### **General Project Description**

The applicant requests demolition of an existing church and office building and approval for the development of 23 attached three-story townhome condominiums, constructed in five separate building blocks. The following approvals are requested or required in order to implement the project as proposed:

1. **General Plan Amendment**-to change the land use of the property at 3303 Via Lido from PI (Private Institutions) to RM (Multi-Unit Residential).
2. **Zoning Code Amendment**-to change the zoning designations of the properties at 3303 Via Lido from PI (Private Institutions) and 3355 Via Lido from RM (Multi-Unit Residential) and establish a Planned Community Development Plan over the entire project site with development standards for a new 23 unit townhouse style multi-family units.
3. **Coastal Land Use Plan Amendment**-to change the land use of the property at 3303 Via Lido from PI-B (Private Institutions) to RM-D (Multi-Unit Residential).
4. **Planned Development Permit**-to allow an adjustment and establishment of setbacks and height development standards to accommodate the 23 unit multi-family development on a site that is greater than 1 acre in size.
5. **Tract Map**-to combine six parcels and establish a 23-unit condominium tract.
6. **Mitigated Negative Declaration**- to comply with the requirements of and evaluate environmental impacts relative to the California Environmental Quality Act (CEQA).

**Site Area:** 52,099 sq ft (1.196 acres)

#### **Existing Uses:**

- 3303 Via Lido: First Church of Christ, Scientist-8,584 sq ft (1947, add 1958 and 1966)
- 3355 Via Lido: Cal Beach Office Building-32,469 gross sq ft (1957)

**Setbacks:** The Planned Community Development Plan suggests the establishment of the following setbacks for the project site:

- Via Lido: 8 ft 10 inches at first floor  
4 ft 5 inches at second floor
- Via Oporto: 6 ft at first floor  
3 ft at second floor
- Via Malaga: 11 ft at first floor  
6 ft 6 inches at second floor
- Setback adjacent to Nonresidential Use Districts: 3 ft

**Open Space:** Common open space (2,483 SF) in four areas of the project site with a water feature, landscaping, and hardscape areas for the owner's use. Each Unit will have 437-539 SF of private open space provided between second floor balconies and roof decks.

**Parking:** 2 attached garage spaces provided per dwelling unit, 0.5 guest spaces per unit (12 spaces) provided in a surface parking area

**Floor Area:** Units of 2,400-3,200 SF each

**Height:** The standard MFR height limit is 28' / 33'. The Planned Community Development Plan suggests the establishment of the following height limits for the project site:

- 35 ft 4 inches to the top of rail at the roof deck
- 39 ft for architectural projections and stairwell access to the roof deck

**Fees:** Below is an estimation of the project related impact fees:

- a. Fair Share Fee:  $(\$1,659/\text{unit} \times 23 \text{ units}) - (32.469 \text{ sq ft} \times \$2,507/\text{TSF}) - (8.961 \text{ sq ft} \times \$1,485/\text{TSF}) = \mathbf{\$0.00}$  (the applicant receives a credit toward fair share fees for existing uses on-site)
- b. Housing In-Lieu:  $\$20,513/\text{unit} \times 23 = \mathbf{\$471,799.00}$  (No affordable housing units will be provided as part of the project)
- c. Park Fees:  $\$26,125/\text{unit} \times 23 = \mathbf{\$600,875.00}$
- d. TOTAL =  $\mathbf{\$1,072,674.00}$