

**CITY OF NEWPORT BEACH
STAFF ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department
Javier Garcia, Zoning Administrator
jgarcia@city.newport-beach.ca.us

SUBJECT: Report of actions taken by Planning Department Staff for the week ending February 22, 2008

Item 1: Stuart Guthrie, property owner, Staff Approval No. SA2008-001 (PA2008-025)
2281 Orchard Drive

The Planning Director approved the applicants request to allow minor changes to pilaster and wall elements approved by Modification Permit No. MD2007-090 (PA2007-248). The changes include a minor increase in the overall pilaster height to accommodate light fixtures (elimination of the trellis structure), minor increase in pilaster height at the driveway opening and relocation of the walls and pilasters to within 6 inches of the front property line. The property is located in the SP-7 (Santa Ana Heights Specific Plan Area) District.

Approved – February 22, 2008

Council District 4

Prepared and submitted by: -



Javier S. Garcia, Zoning Administrator

APPEAL:

The decision of the Planning Director may be appealed to the Planning Commission within 14 days of the action date. A \$600.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

c: David Lepo, Planning Director (e-mail)
Sharon Wood, Assistant City Manager (e-mail)
David Keely, Public Works Senior Civil Engineer (e-mail)
Kay Sims, Assistant Planner (e-mail)
Sgt. Ron Vallercamp, Vice/Narcotics (e-mail)
Code Enforcement Division (e-mail)
Erin Steffen, Office Assistant (e-mail)
Iris Lee, Public Works (e-mail)
Evelyn Tseng, Revenue (e-mail)



PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200 FAX (949) 644-3229

NOTICE OF PLANNING DIRECTOR'S ACTION

February 22, 2008

Stuart Guthrie
2281 Orchard Drive
Newport Beach, CA 92660

**Approved
Application No.**


**Staff Approval No. SA2008-001
(PA2008-025)**

Site Address

2281 Orchard Drive

On February 22, 2008, the Planning Director approved the above referenced application based on the findings and conditions in the attached action letter.

On behalf of David Lepo, Planning Director

By: 
Zoning Administrator Javier S. Garcia, AICP

JSG:rm

cc:
property owner
Stuart Guthrie
2281 Orchard Drive
Newport Beach, CA 92660

APPEAL: The Planning Director's decision may be appealed to the Planning Commission within 14 days of the action date. A \$600.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.



CITY OF NEWPORT BEACH

STAFF APPROVAL NO. SA2008-001
(PA2008-025)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92658
(949) 644-3200; FAX (949) 644-3229

Staff Person: Javier S. Garcia, 644-3206
Appeal Period: 14 days after approval date

Application: Staff Approval No. SA2008-001 (PA2008-025)

Applicant: Stuart Guthrie

Site Address: 2281 Orchard Drive

Legal Description: Lot 6, Tract 14288

Authority:

Section 20.93.060 A of the Newport Beach Municipal Code provides that the Planning Director may waive the requirement for a new Modification Permit application if the changes are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and are consistent with the intent of the original approval. The property is located in the SP-7 (Santa Ana Heights Specific Plan Area) District.

ACTION: **APPROVED – FEBRUARY 22, 2008** - The Planning Director approved the request to allow minor changes to pilaster and wall elements approved by Modification Permit No. MD2007-090 (PA2007-248). The changes include a minor increase in the overall pilaster height to accommodate light fixtures (elimination of the trellis structure), minor increase in pilaster height at the driveway opening and relocation of the walls and pilasters to within 6 inches of the front property line.

FINDINGS

1. The findings as previously addressed still apply to the revised location and minor height increase to accommodate the addition of light fixtures and removal of the trellis structure. The relocation of the pilasters and walls, closer to the front property line, along with the reduced height of the walls and pilasters from the original 6 foot height is consistent with the previous approval of Modification Permit No. MD2007-090 (PA2007-248).
2. The project will provide adequate sight distance to facilitate safe exiting of vehicles from the subject property.

CONDITIONS

1. The revision to plans issued for building permits shall be in compliance with the site plan and details included in this approval. Any deviation to further increase the height of pilasters or walls shall require the filing of an amendment or new modification permit application.

2. The plans approved by this approval supersede the plans approved by Modification Permit No. 2007-090 (PA2007-248), which are hereby rendered null and void by this action. The revised plan as changed requires the elimination of the trellis structure from the front yard setback.
3. The property owner shall maintain the landscaping in the public right-of-way in a clean and orderly manner and maintain the minimum sight distance required by the Public Works Department.
4. Prior to issuance of building permits, this approval letter and attached revised plan shall be made a part of the Building Department set of plans issued for building permit purposes.
5. The Planning Director or the Planning Commission may add to or modify conditions of approval to this approval or revoke this approval upon a determination that the operation which is the subject of this approval causes injury, or is detrimental to the health, safety, peace, morals, comfort, or general welfare of the community.

APPEAL PERIOD

The decision of the Planning Director may be appealed by the applicant or any interested party to the Planning Commission within 14 days of the decision date. Any appeal filed shall be accompanied by a filing fee of \$600.00.

On behalf of David Lepo, Planning Director

By  _____
Zoning Administrator Javier S. Garcia, AICP

Attachments: Appendix
Vicinity Map
Pilaster and Wall Transition Details

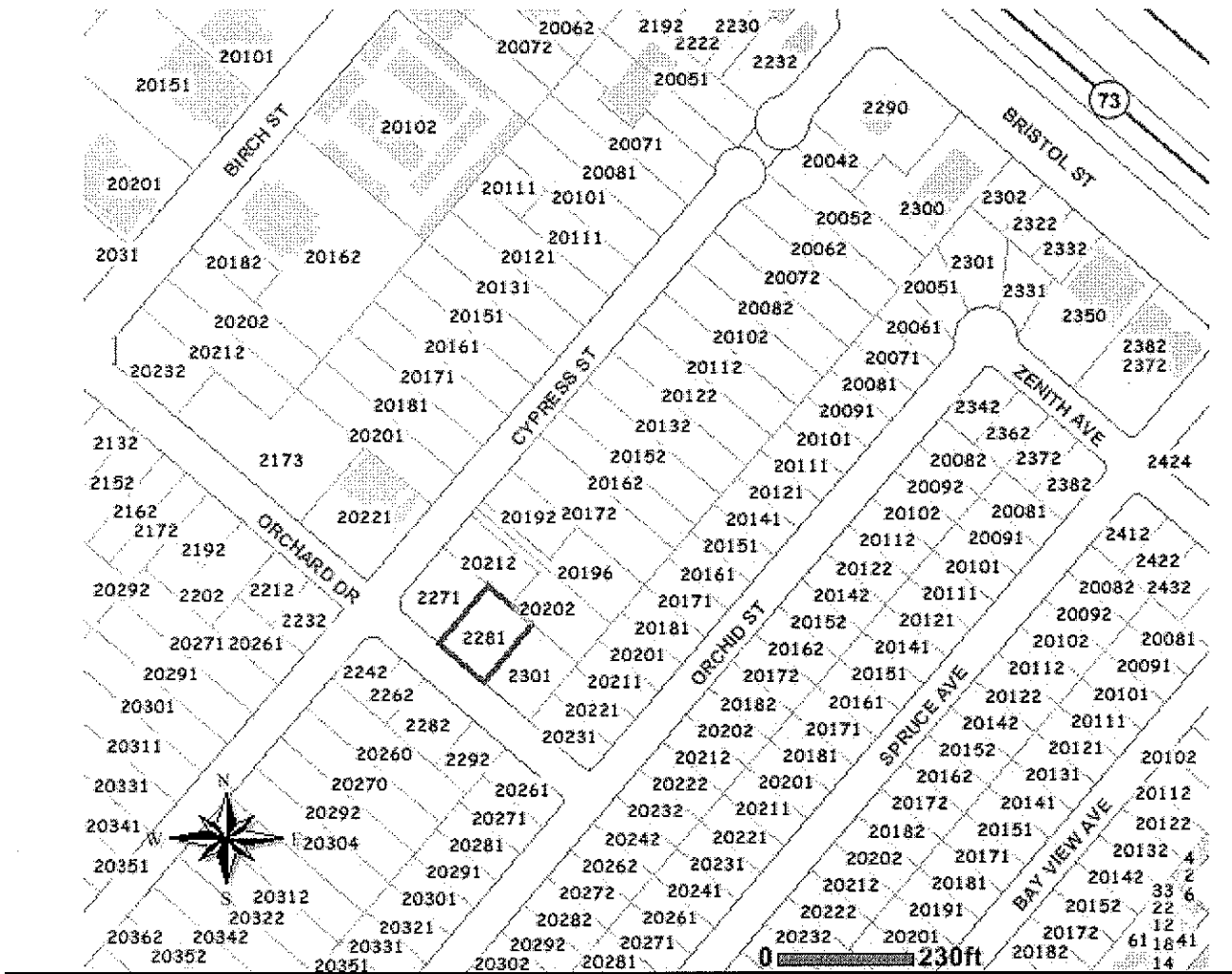
APPENDIX

Discussion

A determination of substantial conformance with Modification Permit No. 2007-090 (PA2007-248) is subject to review by the Planning Director. The Planning Director has determined that the proposed request to allow minor changes in the pilaster and wall location and height is minor and consistent with the original approval and waives the requirement for a new application for the following reasons:

- The increased overall height and location of the pilasters and 30 to 42 inch high walls to within 6 inches of the front property line is a minor change to accommodate the introduction of light fixtures on top.
- The elimination of the trellis structure reduces the visual impact on the streetscape that was a part of the previous basis for locating the wall and pilasters farther away from the front property line.
- The addition of light fixtures on the approved pilasters is a minor architectural change that, as conditioned, will not adversely impact sight distance or safety to pedestrians by vehicles exiting the property.

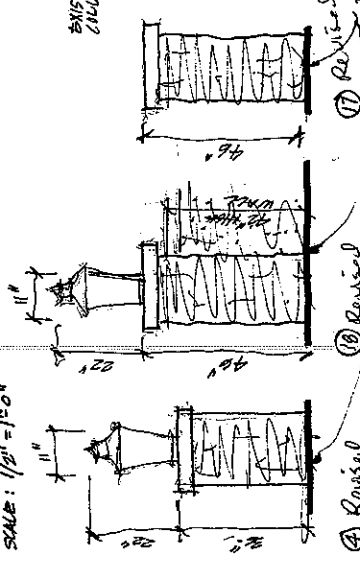
VICINITY MAP



Staff Approval No. SA2008-001
(PA2008-025)

2281 ORCHARD DRIVE

PILA TOP DETAILS
SCALE: 1/2" = 1'-0"



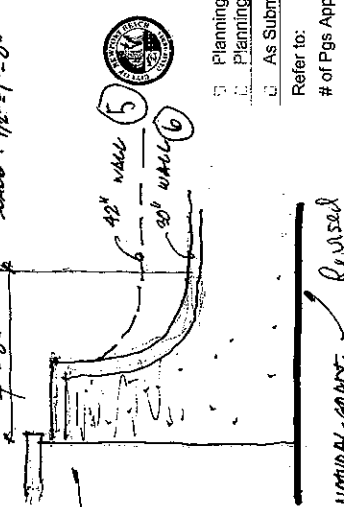
④ Revised
⑤ Revised
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PILASTER DETAILS

- 12. ~~BRONZE ATTENUATED~~
- 13. ~~LEAFY FOLIAGE~~
- 14. ~~ENTRANCE~~
- 15. ~~CLASSICAL~~
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Planting in Public
Subject to
Public Works
Approval

WALL TRANSITION DETAIL
SCALE: 1/2" = 1'-0"



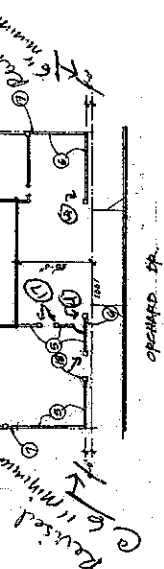
⑦ Revised

WALL TRANSITION DETAIL

APPROVED BY:
 Planning Director
 Planning Commission
 As Submitted
 Resolution
 Approval Letter
 Refer to: # of Pgs Approved: _____
 Date: 2-12-10

CONSTRUCTION LEGEND

1. BRICK CONCRETE APPROX.
2. CONCRETE PAVEMENT - CONCRETE STONE PATTERNS - UNPAVED.
3. CONCRETE PAVEMENT - UNPAVED - ASBESTOS CONC.
4. CONCRETE STONE PATTERNS - UNPAVED - ASBESTOS CONC.
5. 4" HIG. STUCCO WALL OF CONCRETE CIP.
6. 4" HIG. STUCCO WALL OF CONCRETE CIP.
7. SMALLER TRANSITION IN STUCCO WALL OF CONCRETE CIP.
8. STUCCO WALL OF CONCRETE CIP.
9. STUCCO STAIR CASE - BRICK.
10. STUCCO STAIR CASE - BRICK.
11. NEW FINISHES FINISH TO MATCH EXIST. ON CONCRETE STUCCO.
12. DECONSTRUCT EXISTING - 4" LAYER.
13. LANDSCAPE BARRIER - SEE PER. PLAN - 2' AHS. HEIGHT.
14. ALL CONC.
15. BRICK - STAIR CASE STUCCO WALL.
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Andy De Garm. Landscape Architect # 0022
500 424 0210

2281 ORCHARD DR. NEW P.C.
Stuart Guthrie

GUTHRIE RESIDENCE
PA2008-025 FOR SA2008-001
2281 ORCHARD DRIVE
Stuart Guthrie

NOT INCLUDED IN THIS PERMIT
 PLANTINGS & TREES THAT BACKRACH INTO
 PUBLIC RIGHT OF WAY REQUIRE
 ENFORCEMENT PERMIT FROM PUBLIC WORKS.
 & NEED TO MEET STREET DISTANCE
 REQUIREMENTS.
 SCALE: 1/8" = 1'-0"