

**CITY OF NEWPORT BEACH
PLANNING DEPARTMENT ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: David Lepo, Planning Director
SUBJECT: Report of actions taken by the Zoning Administrator, Planning Director and/or Planning Department staff for the week ending July 17, 2009

ACTIONS TAKEN AT JULY 16, 2009 ZONING ADMINISTRATOR HEARING

- Item 1: Modification Permit No. MD2009-017 (PA2009-074)
702 Avocado Avenue
- A modification permit for an addition of approximately 880 square feet, which will include a new room with no increase in the net number of habitable rooms. The proposed construction would combine rooms on the first floor in order to add a new bedroom on the second floor. In conjunction with this application, a use permit was submitted to the Planning Director for review.
- This item was approved. Council District 6

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

- Item 2: A Square, LLC – Comprehensive Sign Program No. CS2009-005 (PA2009-071)
3404 Via Lido
- An application for a Comprehensive Sign Program for an existing four-tenant office building in accordance with the provisions of Section 20.67.120 (Sign Code) of the Newport Beach Municipal Code. The program includes one awning sign on each frontage per tenant.
- Approved – July 16, 2009 Council District 1
- Item 3: Wendy Dorchester, property owner – Use Permit No. UP2009-019 (PA2009-074)
702 Avocado Avenue
- A use permit for an addition and alteration of up to 75 percent of the floor area and structural elements of a nonconforming two-unit dwelling. The existing dwelling units are nonconforming due to insufficient off-street parking and encroachments into the side and rear yard setbacks. In conjunction with this application, a modification permit was submitted for review by the Zoning Administrator.
- Approved – July 16, 2009 Council District 6

On behalf of David Lepo, Planning Director: -



Patrick J. Alford, Planning Manager

APPEAL:

The applicant or any interested party may appeal the decision of the Planning Director, Zoning Administrator and department staff to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$1,810.00 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*)
Code Enforcement Division (*e-mail*)



USE PERMIT AND MODIFICATION PERMIT

ACTION LETTER

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

Application No.	Use Permit No. UP2009-019 Modification Permit No. MD2009-017 (PA2009-074)
Applicant	Wendy Dorchester
Site Address	702 Avocado Avenue Dorchester Residence
Legal Description	Lot 11, Tract 0682

On July 16, 2009, the Planning Director approved the following: A use permit for an addition and alteration of up to 75 percent of the floor area and structural elements of a nonconforming two-unit dwelling. The existing dwelling units are nonconforming due to insufficient off-street parking and encroachments into the side and rear yard setbacks. Also approved was a modification permit for an addition of approximately 880 square feet, which will include a new room with no increase in the net number of habitable rooms. The proposed construction would combine rooms on the first floor in order to add a new bedroom on the second floor. The property is located in the R-2 (Two-Family Residential) District. The approval is based on the following findings and subject to the following conditions:

FINDINGS

1. The Land Use Element of the General Plan designates the site for Two-Unit Residential use. The Local Coastal Program Land Use Plan designates the site for Medium Density Residential use which is intended to provide for a range of residential development types including two-unit dwellings. The existing development includes a detached two-unit dwelling and is consistent with these land use designations. The proposed addition and alterations to the existing structures do not change the use of the structures as a two-unit dwelling.
2. This project qualifies for an exemption from environmental review pursuant to Section 15301 (Class 1 Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act (CEQA), which exempts minor alterations to existing facilities.

3. The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development.

The following findings are required pursuant to Section 20.91.035 of the Municipal Code:

4. That the proposed location of the use is in accord with the objectives of this Code and the purposes of the district in which the site is located.

Facts in support of finding:

- The project is located in the R-2 (Two-Family Residential) District, which provides areas for single-family and two-family residential land uses. The property contains two detached dwelling units.
- The existing structures are nonconforming due to second floor encroachments into the alley setback, encroachments into the northeast side yard setback, and due to insufficient off-street parking. Only two parking spots are provided where four are required by the Zoning Code. Section 20.62.040 of the Municipal Code allows for an addition of up to 75 percent of the existing square footage with the approval of a use permit, and an addition with no net increase in the number of habitable rooms with the approval of a modification permit.

5. That the proposed location of the use permit and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan and the purpose of the district in which the site is located; will not be detrimental to the public health, safety, peace, morals, comfort, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to the properties or improvements in the vicinity or to the general welfare of the city.

Facts in support of finding:

- The Land Use Element of the General Plan designates the site for RT "Two-Unit Residential" use. The RT category is intended to provide for a range of two-family residential dwelling units such as duplexes and townhomes. The proposed additions and alterations to the existing structure do not change the use of the structure as a two-unit dwelling.
- The project proposes to remove all existing encroachments into the northerly side yard setback in order to increase the structure's consistency with the Municipal Code and Land Use Element of the General Plan.

- The proposed addition will conform to all other requirements of the Municipal Code, including height, setback, and square footage limitations.
 - The proposed addition will not exacerbate the parking demand because even though there is an expansion of living space, there is no increase in the number of bedrooms, which would increase the parking demand.
6. That the proposed use will comply with the provisions of this Code, including any specific condition required for the proposed use in the district in which it would be located.

Facts in support of finding:

- The use of the property will remain as a two-unit dwelling and the proposed addition will abide by all height, setback, and floor area requirements of the Zoning Code.
 - The project has been reviewed and conditioned to comply with the development regulations of the Municipal Code and to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible.
7. If the use is proposed within a residential district (Chapter 20.10) or in an area where residential uses are provided for in planned community districts or specific plan districts, the use is consistent with the purposes specified in Chapter 20.91A and conforms to all requirements of that chapter.

Facts in support of finding:

- Per Chapter 20.91.010 of the Zoning Code, use permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.
- The proposed project requests special consideration of the existing nonconforming structure so that it may be designed and remodeled for compatibility with the surrounding residential properties.
- The project as proposed conforms to all requirements of Chapter 20.91 of the Zoning Code.

The following findings are required pursuant to Section 20.62.040 of the Municipal Code:

8. The cost of improvements to be made is minor in comparison to the value of the existing nonconforming condition.

Facts in support of finding:

- Based on the applicant's calculations, the replacement cost of the nonconforming structure is approximately \$500,000 to \$550,000. The current estimate of the construction cost for the addition and remodel is \$190,000.

9. The cost of correcting the nonconforming condition would exceed the cost of the other alterations proposed.

Facts in support of finding:

- The proposed construction will bring the front dwelling unit into conformance with the 3-foot side yard setback requirement.
- In order to correct all of the nonconforming conditions, the existing square footage encroaching into the rear alley setback would need to be removed and two additional parking spaces would need to be added.
- The estimated cost of correcting the encroachment into the rear yard setback is approximately \$50,000 and the estimated cost of bring the parking into conformance is over \$170,000.

10. Retention of the nonconforming condition is necessary to maintain reasonable use of the structure.

Facts in support of finding:

- The proposed construction is contained generally within the footprint of the existing structure.
- Retention of the nonconforming rear yard setback encroachment maintains the existing livable space in of the structure, otherwise the bedroom would only be 6 feet wide.
- If the garage was enlarged to accommodate four parking spaces, then a large portion of the open space would be gone and the bedroom and bathroom on the first floor of the rear structure would need to be removed.

11. The addition and alteration does not increase the structure's inconsistency with the regulations of the Zoning Code.

Facts in support of finding:

- The proposed addition and alteration to the structures will meet all other development standards for the R-2 District.

- The project proposes to remove the existing encroachments into the side yard setback in order to increase the structure's consistency with the Zoning Code.

The following findings are required pursuant to Section 20.99.030 of the Municipal Code:

12. In accordance with the provisions of Chapter 20.93, the granting of this application is necessary due to practical difficulties associated with the property. The strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.

Facts in support of finding:

- The proposed addition is to the detached front unit, which will be brought into conformance with the side yard setback requirement. The rear unit will remain a nonconforming structure, and the property will remain nonconforming due to off-street parking requirements.
- The design and current configuration of the rear unit and garage make it difficult to bring the property into conformance with the parking requirement. In order to expand the garage, the downstairs bedroom and bathroom would need to be removed, and the open space would be reduced.

13. In accordance with the provisions of Chapter 20.93, the requested modification will be compatible with existing development(s) in the neighborhood.

Facts in support of finding:

- The proposed square footage of the structure is less than the maximum square footage allowed by the Zoning Code for the subject property and is consistent with the surrounding neighborhood as well as similar land uses throughout the City.
- Granting the request of a square footage addition of up to 75 percent of the gross floor area is a suggested option by the Zoning Code and is consistent with other approvals granted by the Zoning Administrator and the former Modifications Committee within the City.

14. In accordance with the provisions of Chapter 20.93, the granting of this Modification Permit will not adversely affect the health or safety of persons residing or working in the neighborhood of the property and not be detrimental to the general welfare or injurious to property or improvements in the neighborhood.

Facts in support of finding:

- The addition of approximately 880 square feet is within the maximum limits allowed by the Zoning Code for the subject property. The addition will also maintain the Zoning Code required setbacks, height, and open space requirements.
- If the dwelling unit and garage toward the alley are remodeled in the future, there will be an opportunity to bring the property into conformance with the rear setback and off-street parking requirements; therefore, the addition to the front unit does not preclude the site from being brought into conformance with the Zoning Code regulations.

CONDITIONS

1. Development shall be in substantial conformance with the approved site plan, floor plan, demolition plans and elevations.
2. Anything not specifically approved by this Use Permit and Modification Permit is prohibited and must be addressed in a separate and subsequent Modification Permit review.
3. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.
4. Two (2) enclosed on-site garage spaces shall be provided and remain accessible for the parking of vehicles at all times.
5. A covenant and agreement shall be recorded to hold the property as a two-unit dwelling.
6. An encroachment permit is required for all work activities within the public right-of-way.
7. An encroachment agreement is required for all non-standard private encroachments in the public right-of-way. All private encroachments shall comply with City Council Policy L-6, Private Encroachments in Public Rights-of-Way. All existing and proposed landscaping behind in the sidewalk in the Avocado Avenue public right-of-way shall not exceed 36 inches in height.
8. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
9. The existing street tree shall be protected in place. Unauthorized tree removal will trigger substantial penalties for all of the parties involved.

July 16, 2009

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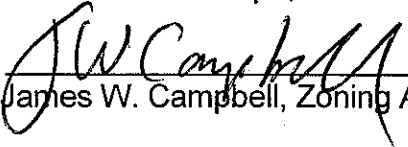
Page 6

10. The rear 5-foot setback adjacent to the alley shall be clear of any above ground improvements.
11. The two gates along the alley shall not swing over the rear setback and/or public alley right of way.
12. Each unit shall be served by its individual water service/meter and sewer lateral/cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.
13. All on-site drainage shall comply with the latest City Water Quality requirements.
14. Reconstruct any existing broken and/or otherwise damaged concrete sidewalk panels and curb/gutter along the Avocado Avenue frontage. Limits of reconstruction are at the discretion of the Public Works inspector.
15. Reconstruct any existing broken and/or otherwise damaged alley. Limits of reconstruction are at the discretion of the Public Works inspector.
16. The proposed addition and related work shall comply with the 2007 California Building Code and all adopted local amendments.
17. A building permit shall be obtained prior to commencement of the construction.
18. A copy of this approval letter shall be incorporated into the Building Department and field sets of plans prior to issuance of the building permits.
19. This approval shall expire unless exercised within 24 months from the end of the appeal period, in accordance with Section 20.91.050 of the Newport Beach Municipal Code.

APPEAL PERIOD

The applicant or any interested party may appeal the decision of the Planning Director and Zoning Administrator to the Planning Commission within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

On behalf of David Lepo, Planning Director

By: 
 James W. Campbell, Zoning Administrator

JWC/fn

Attachments:	Vicinity Map Applicant's Project Description Project Plans
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VICINITY MAP



Use Permit No. UP2009-019
PA2009-074

702 Avocado Avenue



RECEIVED BY
PLANNING DEPARTMENT

JUL - 8 2009

Attachment to Application for Modification Permit

Activity No: MD 2009-017 and UP 2009-019

Required Additional Information

CITY OF NEWPORT BEACH

Project Criteria (per Modification Application)

- A. The original pattern of development in this area of the Corona del Mar Village from the late 1940's and 1950's is defined by two (2) detached residential units and two (2) legally conforming (at the time) on-site enclosed parking spaces. The 'Director's Use Permit' application currently pending for this subject project provides for expansion of up to 75% of the existing front unit without the addition of any habitable rooms. The application also proposes to correct the existing encroaching Northerly (left-side) exterior wall, bringing the front unit footprint into full conformity, as well all bringing the two Garage spaces back to their original conformity.

Other nearby similar properties seem to have benefitted with various improvement programs, without having been held to current zoning requirements relative to 'off-street' parking, with the addition of living space / building footprint area without a required increase in their two (2) pre-existing approved Garage spaces, circumstances similar to this application. Many other nearby as well as the immediately adjacent properties also exhibit similar or nearly identical encroaching rear unit 2nd level overhang conditions which were originally approved (legally conforming) many decades ago. To bring into conformance the legally non-conforming Rear Unit Second Level historic and originally approved encroachment into the five (5) foot rear yard setback area would be very destructive both structurally and logistically relative to the ongoing long-term use of the rear unit (over Garage), not to mention a significant financial hardship to the owner as well, were the project held to the subsequent strict application. Furthermore, this portion of the property is specifically not part of the application.

Of note, there is no proposed additional footprint area or building coverage with this application (slight decrease proposed). The originally approved property planning and building positioning for the two structures with 2 off-street spaces creates practical difficulties but is also beneficial in the courtyard amenity which exists between them, including a high volume of desirable open space. The strict application of the code would result in very disproportionate negative impact to the existing structures.

- B. The requested modification will be compatible with existing development in the neighborhood due to the historic pattern of two-unit / two (2) parking space residential development, together with no proposed increase in the habitable room count with this subject application. As mentioned, the left-side (northerly) exterior wall, which is surmised to have been an error by original builder/surveyor when laying out the footprint for the front dwelling, is proposed to brought into conformity by re-constructing at the proper and conforming setback dimension of a minimum 3'-0" from the P.L. This alteration will bring the front unit footprint into conformity which enhances compatibility with existing neighborhood development. The existing previous alteration to the original 2-car Garage by a previous owner is also proposed to be removed, bringing the two (2) enclosed spaces to their originally approved configuration.
- C. The granting of this application will not adversely affect the health and safety of persons residing or working in the neighborhood, and will not be detrimental or injurious to neighborhood property or improvements. The proposed improvements will improve existing non-compliant/inconsistent conditions, increase building separation, lessen coverage, increase open space, improve off-street parking as well as aesthetic quality.

PA2009-074 for UP2009-019

702 AVOCADO AVENUE
Wendy Dorchester

unique design solutions for a smart

2435 East Coast Hwy. Suite 7 Corona del Mar, CA 92625

Tel: USA 949.721.5500 Fax: 949.721.5502 www.PlanetDesignInc.com Email: wredwards@PlanetDesignInc.com



ATTACHMENT TO DIRECTOR'S USE PERMIT APPLICATION

**Project: The Dorchester Family Residence
702 Avocado Ave. CDM, CA.**

The Subject Property is located at 702 Avocado Ave. in Corona del Mar, CA, is zoned as R-2 and consists of a front unit one story 2BR & den cottage plus a detached rear two story guest unit with BR, bath & Garage below, built in the year 1952. The lot is a typical 30' x 118' totaling 3,540 SF. with a front setback of 15' side at 3' each and rear of 5', yielding a maximum allowable building area of 3,528 SF. The front cottage is 1,176 SF. in area, and is proposed to be expanded by maximum of 75% of the existing area of 882 SF., with a room reduction of two (2) at existing first level and the addition of two (2) new (replacement) bedrooms at second level, along with roof decks, above. Thus, with the proposed Great Room at existing first level (less two rooms) and the addition (two rooms) there is no net increase in the number of habitable rooms. The total proposed area of the front unit is 2,058 SF (1176 + 886).

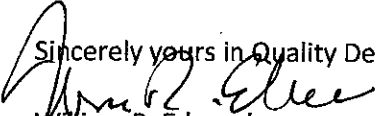
The rear unit is to remain as is, with the exception of a proposed minor retrofit in the Garage area, to remove a non-conforming interior partition, so as to allow the Garage to return to a net two (2) full enclosed spaces as originally constructed by permit in 1952. There is an existing legal non-conforming 3ft. second level overhang into the 5 ft. rear setback as permitted in 1952, which is proposed to remain as has existed for more than a half century (removal is cost prohibitive – ref. owner's attachment. The total existing area of the rear unit remains at 982 SF., plus 200 SF. of Garage space (for the front unit), totaling 1182 SF. for the existing rear structure. The aggregate of proposed front unit total and existing rear unit is 3,240 SF., which compared to the maximum allowable of 3,528 SF. leaves a surplus of 288 SF.

In summary, we believe that the granting of this Director's Use-Permit application as designed and proposed, and with all the supporting information relative to findings given herein by both property owner and architect, is consistent with the intent of the zoning code, preserves the owner's inherent property rights, and will be a functional, harmonious and aesthetically pleasing improvement to the CDM village neighborhood.

Planet Design is available at your convenience, to answer any questions or should there be a need for any additional materials or information, please don't hesitate to contact our office. Our telephone number is (949) 721-5500 (extension x221 is best), fax number is (949) 721-5502 and email is: susanna@planetdesigninc.com (administrative desk).

Thank you very much for your kind consideration of this application, and we look forward to your approval of the proposed improvements to the Dorchester family property in the CDM Village.

Sincerely yours in Quality Design


William R. Edwards

Principal Architect

WRE/sm

cc. Wendy Dorchester.

unique design solutions for a small world...

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PA2009-074 for UP2009-019

702 AVOCADO AVENUE

Wendy Dorchester

Attachment to Director's Use Permit application

Project: 702 Avocado, Corona del Mar, CA
Preparer: applicant Wendy Dorchester

Property Description:

Zoning: R-2

Built in 1952 with front cottage remodeled in 2006

We purchased in May 2008.

Lot size: 118' x 30' = 3,540 sq ft

Buildable area: 24' x 98' = 2,352 sq ft

Maximum Total Gross Floor Area = 2,352 x 1.5 = 3,528 sq ft

Current Structures and Habitable Rooms:

Configuration is as a duplex being used as a single family residence.

Front Cottage:

- Single story building with 1,168 sq ft
- 3 bedrooms
- Kitchen
- Living/Dining Room
- Total 5 habitable rooms

Garage Apartment:

- Apartment over the garage with bedroom/bath on garage level
- Total back unit including the garage is 1,160 sq ft
- 2 bedrooms
- Kitchen
- Living/Dining Room
- Total 4 habitable rooms

Total of Both Cottage and Back Unit:

- Total of 2,328 sq ft
- Total of 9 habitable rooms

Non-conforming Characteristics:

- Based on a recent property survey, the front cottage, as originally built, is not centered on the lot and extends 2.5" – 3" into the side yard setback on the left side, while measuring 36" - 38.5" from the right side property line.
- As built in 1952, the back unit upper-level cantilevers over the rear setback by 3'.
- There is an existing 2-car garage.

PROJECT PROPOSAL / Justification

Owner is requesting approval for an addition to a non-conforming structure of a maximum of 75%

This request is based on zoning code Section 20.62.40 (D) (3), as follows:
"An increase of up to 75 percent of the gross floor area within any 12 month period may be permitted upon the approval of use permit by the Planning Director, subject to the following findings and provisions in Section 20.62.040 (F)."

Section 20.62.040 (F) states, as follows:

"F. Required Findings. A use permit required for the alteration of a non-conforming structure may be approved only if the following findings are made in addition to those specified in Chapter 20.91

1. The cost of the improvements to be made is minor in comparison to the value of the existing non-conforming structure.
2. The cost of correcting the non-conforming condition would exceed the cost of the other proposed alterations
3. Retention of the nonconforming condition is necessary to maintain reasonable use of the structure.
4. The alteration does not increase the structure's inconsistency with the regulations of the zoning code.

Specifically, the owner is addressing the required findings below:

- 1. Cost of the improvements are minor when compared to the value of the existing non-conforming structure.**

Replacement costs for the entire current structure of 2,358 sq ft are estimated to be \$500,000 - \$550,000 (about \$250 - \$275 per sq ft with new kitchen and baths). Additionally, owner would bear the cost of relocating our family for the many months of construction, (estimated at \$5,000 for 12 months or \$60,000). Therefore rebuilding the property to a conforming duplex would likely cost about \$600,000 at current sq. footage.

Our current estimate of the construction cost for adding the 886 sq ft is about \$170,000 (\$220/sq ft with the existing kitchen and bath). We feel that the estimated renovation cost of \$190,000 is relatively minor at about 30% in comparison to the cost of rebuilding at \$600,000.

Additionally, the owner feels that the environmental costs of tearing down the existing structure – with much of it ending up in a landfill, must be considered. We would like to recycle most of the existing cottage (except the roof) and all of the existing back structure – while maintaining all of the existing open space.

2. There are 3 non-conforming issues the owner wishes to address in respect to the cost to correct.

Firstly the issue of the building not being centered on the property when built in 1952 and extending 2.5" - 3" into the left side yard setback. The cost of moving the structure over by 3" would appear to be prohibitive since the foundation and side wall would all requiring major changes (the architect is proposing to bring this subject wall into conformity as discussed with Director).

As built in 1952-54, 3' of the rear unit second level garage apartment bedroom extends into the back set back (alley). Estimates to remove the 3' cantilever including reconfiguring the roof and interior rooms are in excess of \$50,000.

Lastly, the issue of the existing 2 car garage. The owner has carefully considered if we could create 4 spaces by using 2 garages and 2 carports. While this may be practical in new construction, given the 1952 – 54 construction of the back structure, multiple issues would need to be addressed. These would include a major reworking of the existing foundation, redoing the 2nd floor support and removing an existing bedroom and bath. Estimated cost is in excess of \$170,000.

Also, consistent with requirements for nonconforming parking under Section 20.62.50 as follows:

"A. Residential Uses. Where residential uses are nonconforming only because they do not conform to off-street parking requirements of this code, the following alterations are permitted:

...(3) Additions of a new room provided that there is no net increase in the number of habitable rooms, upon approval of a modification permit, subject to the floor area limits of Section 20.62.0.040.D.1 though D.3"

With the proposed addition, the total number of habitable rooms does not increase. We are simply replacing 2 small bedrooms in the existing cottage with 2 larger bedrooms in the new addition. The existing 2 small bedrooms will be incorporated into a larger living/dining room, termed 'Great Room' on the plans.

3. Retention of the nonconforming condition is necessary to maintain reasonable use of the structure.

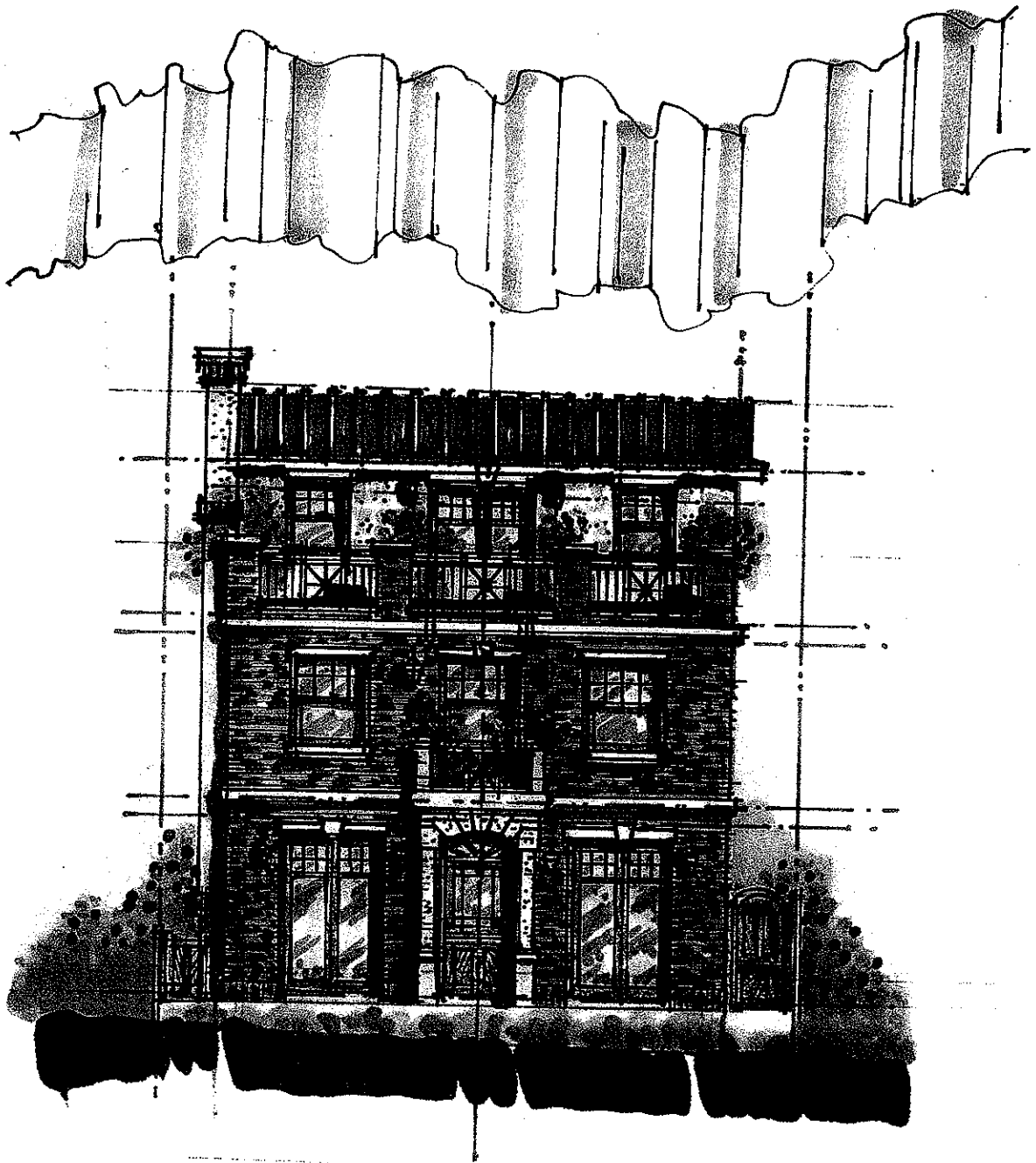
Removing 3' off the back of the rear unit would make the bedroom only 6' wide and unusable. Removing (or moving) 2.5"- 3" from the left side of the front cottage would require a complete reconfiguration of the foundation, roof, fireplace, wiring, closets, walls etc. to retain reasonable use (see prior note with architect's recommendation to bring into conformity).

Regarding the potential of creating 2 tandem garage/carports to conform with current parking requirements. Currently, we have a 19' to 22' courtyard garden between the front cottage and back structure. This garden space is very important to the owner's use of the home. The front yard of the house faces Avocado and this extremely busy street makes it so the front yard is really not useable. The owners, as well as their children and 2 bulldogs use the courtyard garden space on a daily basis. It is an integral part of bringing sun and light into their home. Also, given the orientation of the condominium on the property next to us, it brings sun and light into their balcony, too.

4. The alteration does not increase the structure's inconsistency with the regulations of the zoning code.

The proposed new addition to the front cottage will conform with the side yard setback requirements as well as building height and allowable area. All other code requirements will be met with the new construction.

The owners are proposing no changes to the existing back structure, other than bringing the one (of 2) Garage spaces back into conformity with the removal of the (presumed) non-permitted partition.



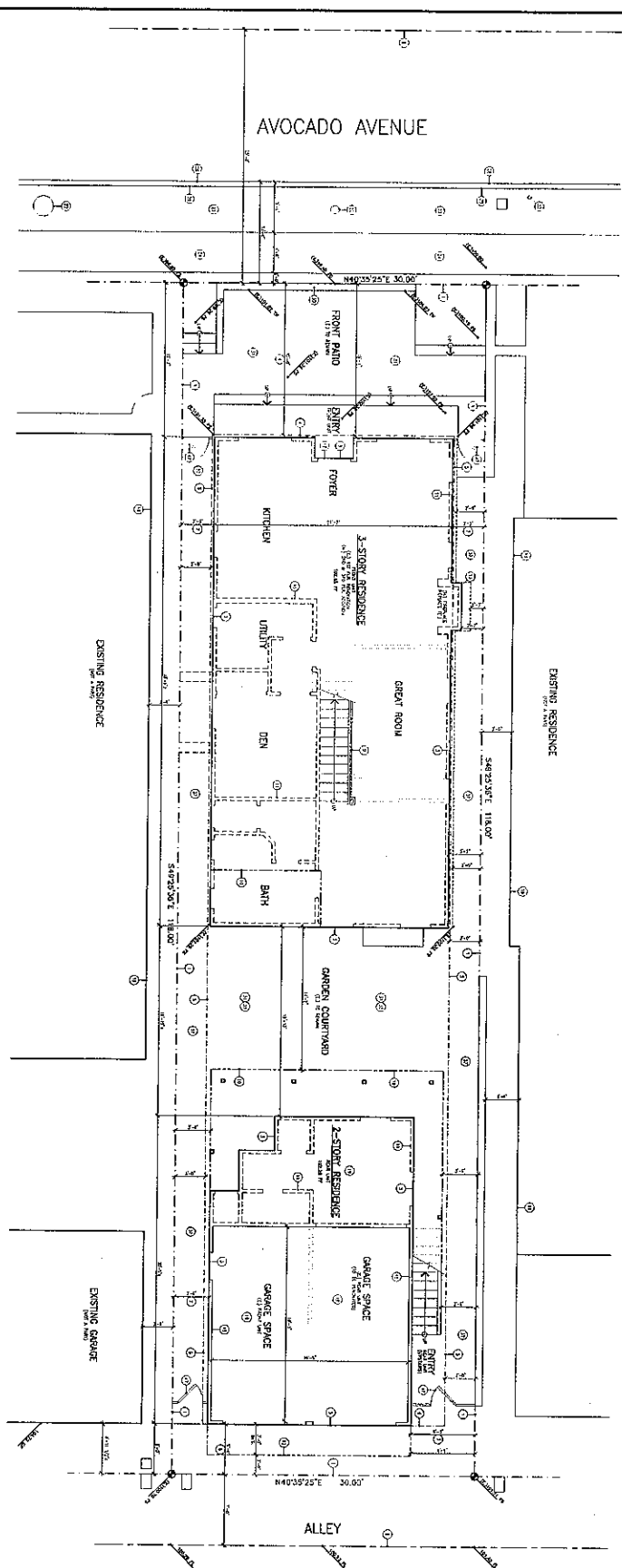
CONCEPTUAL FRONT ELEVATION
SCALE: 1/8" = 1'-0" (TRADITIONAL BRICK/FEDERAL STYLE)

A Custom Residence Renovation/Expansion
A Traditional Addition / Remodel for Wendy Dorchester
702 Avocado Avenue, Corona del Mar, CA 92625



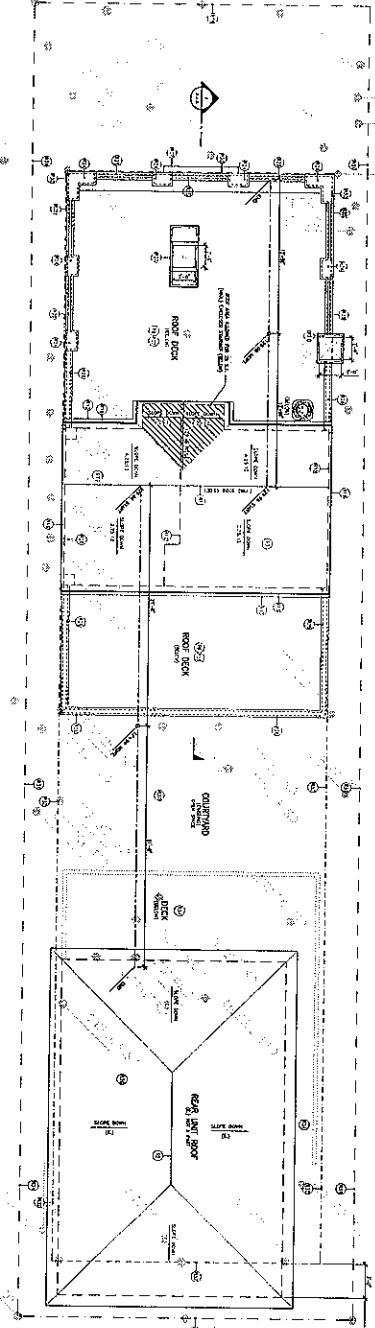
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PA2009-074 for UP2009-019
702 AVOCADO AVENUE
Wendy Dorchester



SITE PLAN
SCALE: 1/4"

<p>AGENCIES & PUBLIC SERVICES</p> <p>7 KEYNOTE LEGEND</p> <p>6 PROJECT DIRECTORY</p> <p>5 PROJECT STATISTICS</p> <p>3 VICINITY MAP</p> <p>2 SHEET INDEX</p>	<p>LEGEND</p> <p>EXISTING RESIDENCE</p> <p>NEW RESIDENCE</p> <p>EXISTING DRIVE</p> <p>NEW DRIVE</p> <p>EXISTING GARAGE</p> <p>NEW GARAGE</p> <p>EXISTING PORCH</p> <p>NEW PORCH</p> <p>EXISTING PATIO</p> <p>NEW PATIO</p> <p>EXISTING FENCE</p> <p>NEW FENCE</p> <p>EXISTING UTILITY</p> <p>NEW UTILITY</p> <p>EXISTING LANDSCAPE</p> <p>NEW LANDSCAPE</p> <p>EXISTING TREES</p> <p>NEW TREES</p> <p>EXISTING WALLS</p> <p>NEW WALLS</p> <p>EXISTING ROOF</p> <p>NEW ROOF</p> <p>EXISTING STAIRS</p> <p>NEW STAIRS</p> <p>EXISTING ELEVATIONS</p> <p>NEW ELEVATIONS</p> <p>EXISTING FLOOR PLANS</p> <p>NEW FLOOR PLANS</p> <p>EXISTING AREA CALCULATIONS</p> <p>NEW AREA CALCULATIONS</p>	<p>PROJECT STATISTICS</p> <table border="1"> <tr> <th>ITEM</th> <th>DESCRIPTION</th> <th>AMOUNT</th> </tr> <tr> <td>1</td> <td>EXISTING RESIDENCE</td> <td>1,200 SF</td> </tr> <tr> <td>2</td> <td>NEW RESIDENCE</td> <td>2,500 SF</td> </tr> <tr> <td>3</td> <td>EXISTING DRIVE</td> <td>1,000 SF</td> </tr> <tr> <td>4</td> <td>NEW DRIVE</td> <td>1,500 SF</td> </tr> <tr> <td>5</td> <td>EXISTING GARAGE</td> <td>800 SF</td> </tr> <tr> <td>6</td> <td>NEW GARAGE</td> <td>1,200 SF</td> </tr> <tr> <td>7</td> <td>EXISTING PORCH</td> <td>200 SF</td> </tr> <tr> <td>8</td> <td>NEW PORCH</td> <td>300 SF</td> </tr> <tr> <td>9</td> <td>EXISTING PATIO</td> <td>100 SF</td> </tr> <tr> <td>10</td> <td>NEW PATIO</td> <td>150 SF</td> </tr> <tr> <td>11</td> <td>EXISTING FENCE</td> <td>500 LF</td> </tr> <tr> <td>12</td> <td>NEW FENCE</td> <td>700 LF</td> </tr> <tr> <td>13</td> <td>EXISTING UTILITY</td> <td>100 SF</td> </tr> <tr> <td>14</td> <td>NEW UTILITY</td> <td>150 SF</td> </tr> <tr> <td>15</td> <td>EXISTING LANDSCAPE</td> <td>200 SF</td> </tr> <tr> <td>16</td> <td>NEW LANDSCAPE</td> <td>300 SF</td> </tr> <tr> <td>17</td> <td>EXISTING TREES</td> <td>5</td> </tr> <tr> <td>18</td> <td>NEW TREES</td> <td>10</td> </tr> <tr> <td>19</td> <td>EXISTING WALLS</td> <td>100 LF</td> </tr> <tr> <td>20</td> <td>NEW WALLS</td> <td>150 LF</td> </tr> <tr> <td>21</td> <td>EXISTING ROOF</td> <td>1,000 SF</td> </tr> <tr> <td>22</td> <td>NEW ROOF</td> <td>1,500 SF</td> </tr> <tr> <td>23</td> <td>EXISTING STAIRS</td> <td>100 SF</td> </tr> <tr> <td>24</td> <td>NEW STAIRS</td> <td>150 SF</td> </tr> <tr> <td>25</td> <td>EXISTING ELEVATIONS</td> <td>100 SF</td> </tr> <tr> <td>26</td> <td>NEW ELEVATIONS</td> <td>150 SF</td> </tr> <tr> <td>27</td> <td>EXISTING FLOOR PLANS</td> <td>100 SF</td> </tr> <tr> <td>28</td> <td>NEW FLOOR PLANS</td> <td>150 SF</td> </tr> <tr> <td>29</td> <td>EXISTING AREA CALCULATIONS</td> <td>100 SF</td> </tr> <tr> <td>30</td> <td>NEW AREA CALCULATIONS</td> <td>150 SF</td> </tr> </table>	ITEM	DESCRIPTION	AMOUNT	1	EXISTING RESIDENCE	1,200 SF	2	NEW RESIDENCE	2,500 SF	3	EXISTING DRIVE	1,000 SF	4	NEW DRIVE	1,500 SF	5	EXISTING GARAGE	800 SF	6	NEW GARAGE	1,200 SF	7	EXISTING PORCH	200 SF	8	NEW PORCH	300 SF	9	EXISTING PATIO	100 SF	10	NEW PATIO	150 SF	11	EXISTING FENCE	500 LF	12	NEW FENCE	700 LF	13	EXISTING UTILITY	100 SF	14	NEW UTILITY	150 SF	15	EXISTING LANDSCAPE	200 SF	16	NEW LANDSCAPE	300 SF	17	EXISTING TREES	5	18	NEW TREES	10	19	EXISTING WALLS	100 LF	20	NEW WALLS	150 LF	21	EXISTING ROOF	1,000 SF	22	NEW ROOF	1,500 SF	23	EXISTING STAIRS	100 SF	24	NEW STAIRS	150 SF	25	EXISTING ELEVATIONS	100 SF	26	NEW ELEVATIONS	150 SF	27	EXISTING FLOOR PLANS	100 SF	28	NEW FLOOR PLANS	150 SF	29	EXISTING AREA CALCULATIONS	100 SF	30	NEW AREA CALCULATIONS	150 SF	<p>AGENCIES & PUBLIC SERVICES</p> <p>7 KEYNOTE LEGEND</p> <p>6 PROJECT DIRECTORY</p> <p>5 PROJECT STATISTICS</p> <p>3 VICINITY MAP</p> <p>2 SHEET INDEX</p>
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ROOF PLAN
SCALE: 1/4"


ROOF EXHAUSTERS

1. ALL EXHAUSTERS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

2. EXHAUSTERS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

3. EXHAUSTERS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

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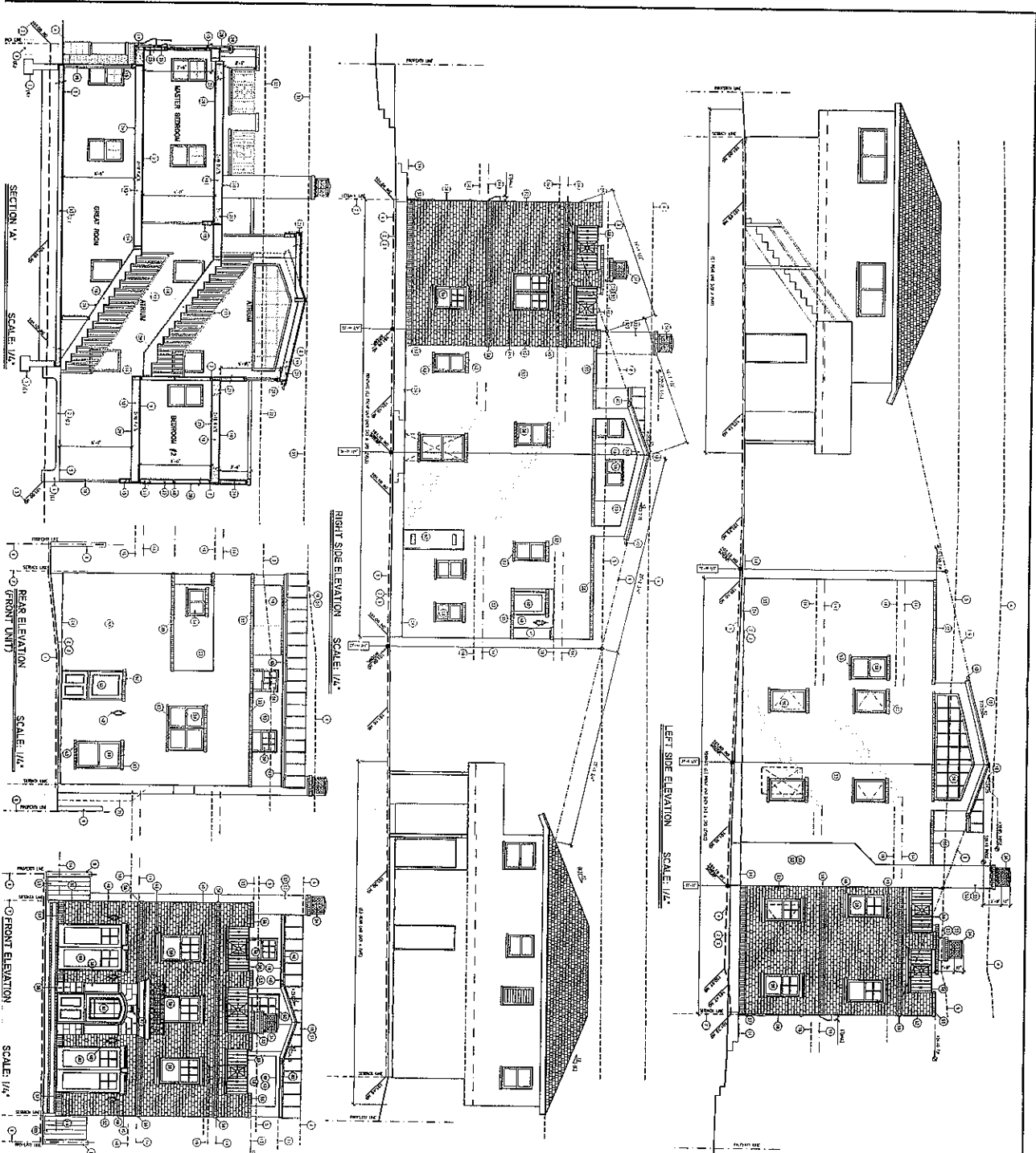
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5	04/20/01	ISSUED FOR PERMIT
6	04/20/01	ISSUED FOR PERMIT
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19	04/20/01	ISSUED FOR PERMIT
20	04/20/01	ISSUED FOR PERMIT

ROOF PLAN & DETAILS

PLANNED DESIGN ARCHITECTURE
 ARCHITECTS
 1000 AVOCADO AVENUE, SUITE 100
 CORONA DEL MAR, CA 92626
 PH: 949.836.2045
 FAX: 949.250.9602

A Custom Remodel/Addition:
Dorchester Family Residence
 702 AVOCADO AVE.
 CORONA DEL MAR, CA
 U.P. SMITH

WENDY DORCHESTER
 702 AVOCADO AVE.
 CORONA DEL MAR, CA
 PH: 949.836.2045
 FAX: 949.250.9602

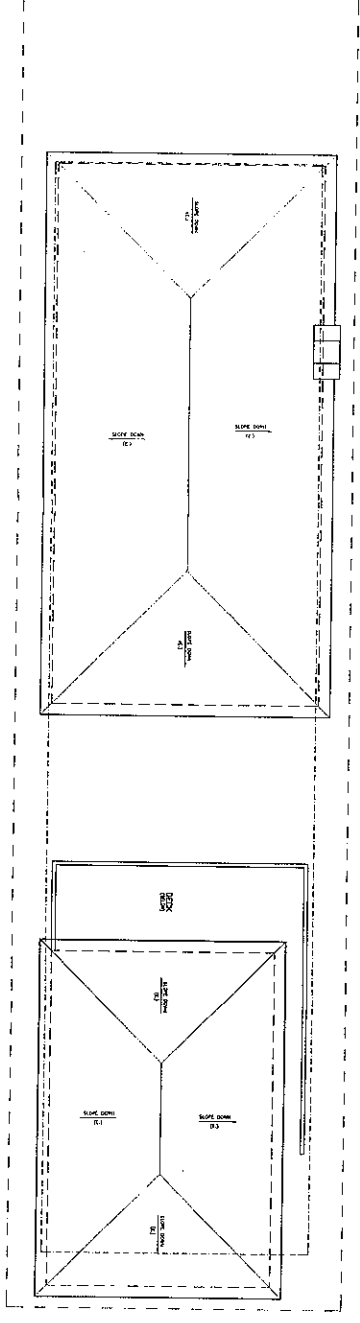
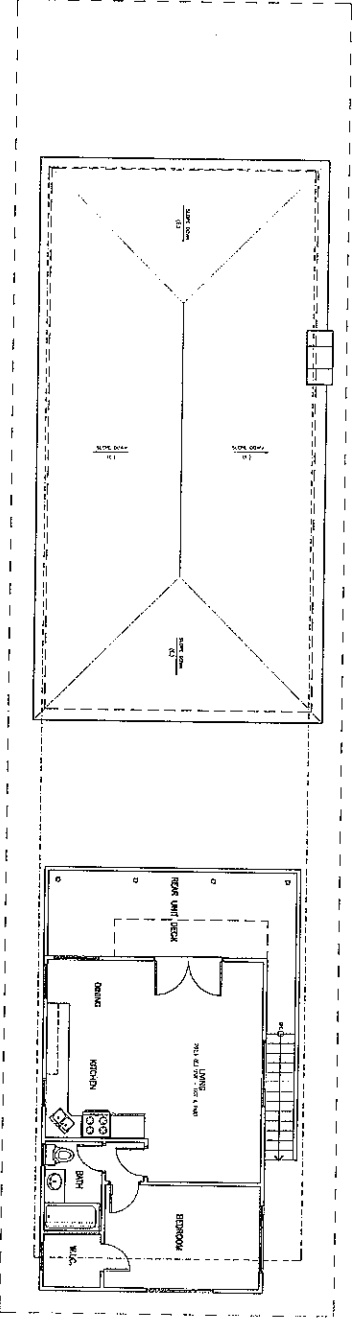
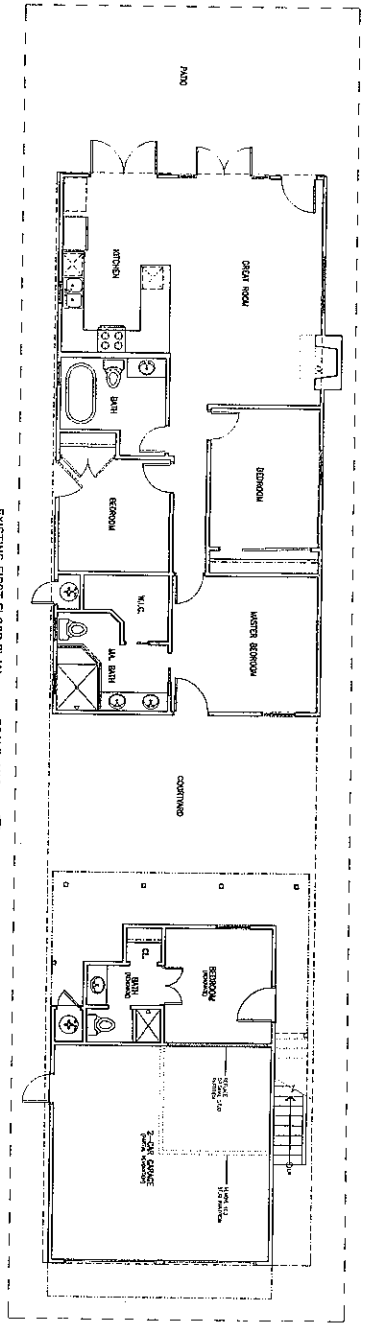


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PLANET DESIGN INC.
 ARCHITECTURAL & INTERIOR DESIGN
 702 AVOCADO AVE.
 CORONA DEL MAR, CA 92626
 TEL: 949.250.9502
 FAX: 949.250.9502

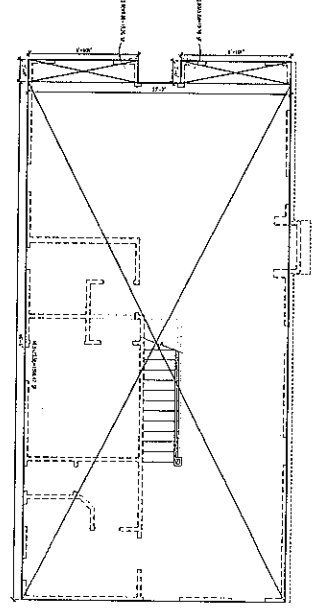
WENDY DORCHESTER
 702 AVOCADO AVE.
 CORONA DEL MAR, CA
 PH: 949.635.2045
 FAX: 949.250.9502

EXTERIOR ELEVATIONS & SECTION
 SHEET A-4
 DATE: 04/20/09

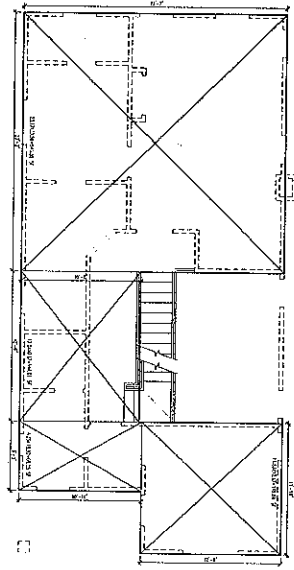
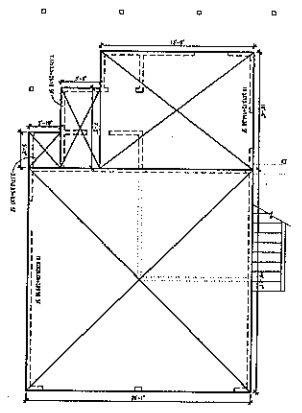


U.P. SHIMTL WENDY DORCHESTER 702 AVOCADO AVE. CORONA DEL MAR, CA PH: 949.536.2045 FAX: 949.250.9602	A Custom Remodel/Addition: Dorchester Family Residence 702 AVOCADO AVE. CORONA DEL MAR, CA.	PLANET DESIGN N.C.	EXISTING FLOOR PLANS
			AF-1

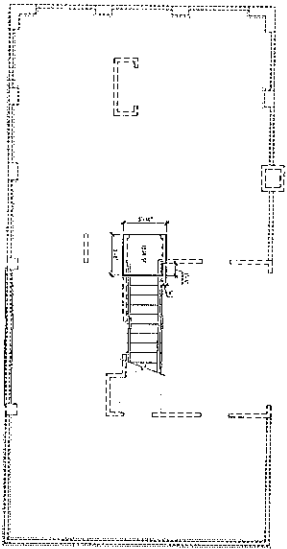
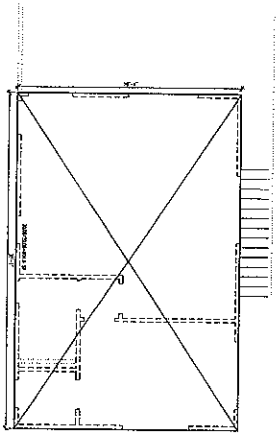
FILE COPY



702 AVOCADO
 702 AVOCADO AVE.
 CORONA DEL MAR, CA 92626
 714-443-5100
 7/14/43 ST. TORR.



702 AVOCADO
 702 AVOCADO AVE.
 CORONA DEL MAR, CA 92626
 714-443-5100
 7/14/43 ST. TORR.



AREA FABRICATIONS 1/4"=1'-0"

702 AVOCADO
 702 AVOCADO AVE.
 CORONA DEL MAR, CA 92626
 714-443-5100
 7/14/43 ST. TORR.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	GENERAL CONTRACTOR	1	PERCENT	1000.00	1000.00
2	ARCHITECT	1	PERCENT	100.00	100.00
3	ENGINEER	1	PERCENT	100.00	100.00
4	PLUMBER	1	PERCENT	100.00	100.00
5	ELECTRICIAN	1	PERCENT	100.00	100.00
6	PAINTER	1	PERCENT	100.00	100.00
7	ROOFER	1	PERCENT	100.00	100.00
8	LANDSCAPE ARCHITECT	1	PERCENT	100.00	100.00
9	INSURANCE	1	PERCENT	100.00	100.00
10	PERMITS	1	PERCENT	100.00	100.00
11	TESTING	1	PERCENT	100.00	100.00
12	CONTINGENCY	1	PERCENT	100.00	100.00
13	TOTAL				1800.00

A-F

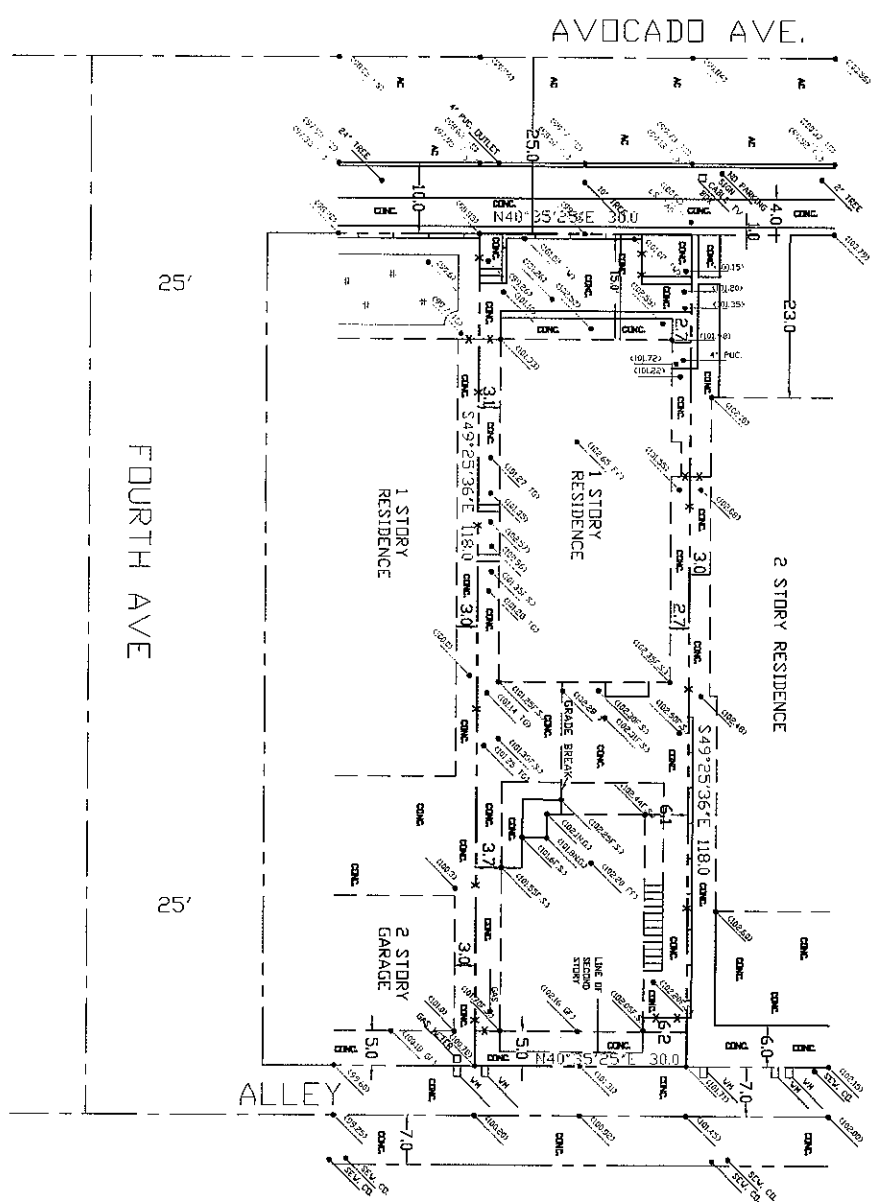
PLANET DESIGN INC.
 ARCHITECTS
 11111 S. TORRANCE BLVD.
 TORRANCE, CA 90503
 TEL: 562-499-1111
 FAX: 562-499-1112

A Custom Remodel/Addition:
Dorchester Family Residence
 702 AVOCADO AVE.
 CORONA DEL MAR, CA
 92626

U.P. SMITH
 WENDY DORCHESTER
 702 AVOCADO AVE.
 CORONA DEL MAR, CA
 92626
 PH: 949.636.2045
 FAX: 949.256.9602



SCALE: 1"=8'



LEGEND	
(123.45)	MEAS. ELEVATIONS
()	REC. BKS. & DIST.
#	BRICK BUILDING
---	LOT LINE
---	WATER METER
---	FINISH FLOOR
---	G.G. GARAGE FLOOR
---	CONC. FINISH SURFACE
---	F.S.
---	MAN-HOLE
---	AC ASPHALT
---	TOP-GRATE

RJM SURVEYING INC.
 8001 MIDWAY L.S. 4559
 2300 LAKE FOREST DRIVE #409
 LAGUNA HILLS, CA 92653
 (949) 888-9924 OFFICE
 (949) 888-9924 FAX
 RJD@RJVTSURVING.COM

TOPOGRAPHIC SURVEY
 JOB # 47-34 DATE 9/10/08

DRAWN BY
 VANDY JENSEN
 702 AVOCADO
 CORONA DEL MAR, CA

LEGAL DESCRIPTION
 LOT 11 OF TRACT NO. 682

BENCH MARK
 LEAD AND TAG U.S. 1653 ON NORTHERLY CORNER

ADDRESS OF PROJECT
 702 AVOCADO
 CORONA DEL MAR, CA

NOTE: RECORDED EASEMENTS ARE NOT PLOTTED IF ANY.



COMPREHENSIVE SIGN PROGRAM ACTION LETTER

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

Application No.	Comprehensive Sign Program No. CS2009-005 (PA2009-071)
Applicant	A Square, LLC
Site Address	3404 Via Lido
Legal Description	N TR 1235 LOT 3

On **July 17, 2009**, the Zoning Administrator approved the following:

An application for a Comprehensive Sign Program for an existing four-tenant office building in accordance with the provisions of Section 20.67.120 (Sign Code) of the Newport Beach Municipal Code. The program includes one awning sign on each frontage per tenant. The property is located in the RSC District. The approval is based on the following findings and subject to the following conditions:

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Mixed Use Water Related" land use. The signs are accessory to the existing commercial use.
2. The project has been determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11 (Accessory Structures). Class 11 exempts "on-premise signs" from the requirements of CEQA. The proposed awning signs shall be on the subject premise.
3. The proposed sign program is consistent with the legislative intent of Title 20, Chapter 20.67 of the Newport Beach Municipal Code with regard to the sign regulations based on the following reasons:
 - Chapter 20.67 of the Newport Beach Municipal Code requires a comprehensive sign program for buildings with three or more tenants and multi-story buildings in order to "integrate the project's signs into a unified architectural statement." The proposed awnings and lettering are similar in size and color.

- The proposed square footage of each sign shall not exceed 1.5 times the lineal footage of each tenant space.
- The proposed sign program, as conditioned, will not interfere with sight distance from any street, alley or driveway.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan and sign details, except as noted in the following conditions.
2. The sign area shall be contained within the frame, cabinet, fixture, or design that is enclosed in no more than 4 lines drawn at right angles.
3. All signs are limited to the designated building facades and shall comply with the limitations specified in the Sign Matrix Table included as an attachment to this approval letter.
4. Unless specified otherwise in this letter, all signs shall be in compliance with Section 20.67 of the City of Newport Beach Municipal Code.
5. All existing signs, including those approved by CS2006-003 (PA2006-145), shall be removed prior to issuing a building permit to construct any signs approved by this letter.
6. A minimum of 8 feet of clearance shall be provided between the lowest part of an awning and the grade below.
7. Anything not specifically approved by this Comprehensive Sign Program is prohibited. Revisions to the program may be approved by the Planning Director if the intent of the original approval is not affected. Revisions that substantially deviate from the original approval must be addressed in a separate and subsequent amendment to this Comprehensive Sign Program.
8. A building permit shall be obtained prior to commencement of installation of the signs.
9. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement if required.
10. The Planning Director or the Planning Commission may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.

11. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.95.050 of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.93.055 (B) of the Newport Beach Municipal Code.

APPEAL PERIOD

The applicant or any interested party may appeal the decision of the Planning Director, Zoning Administrator and department staff to the Planning Commission by a written request to the Planning Director within 14 days of the action date. A \$1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

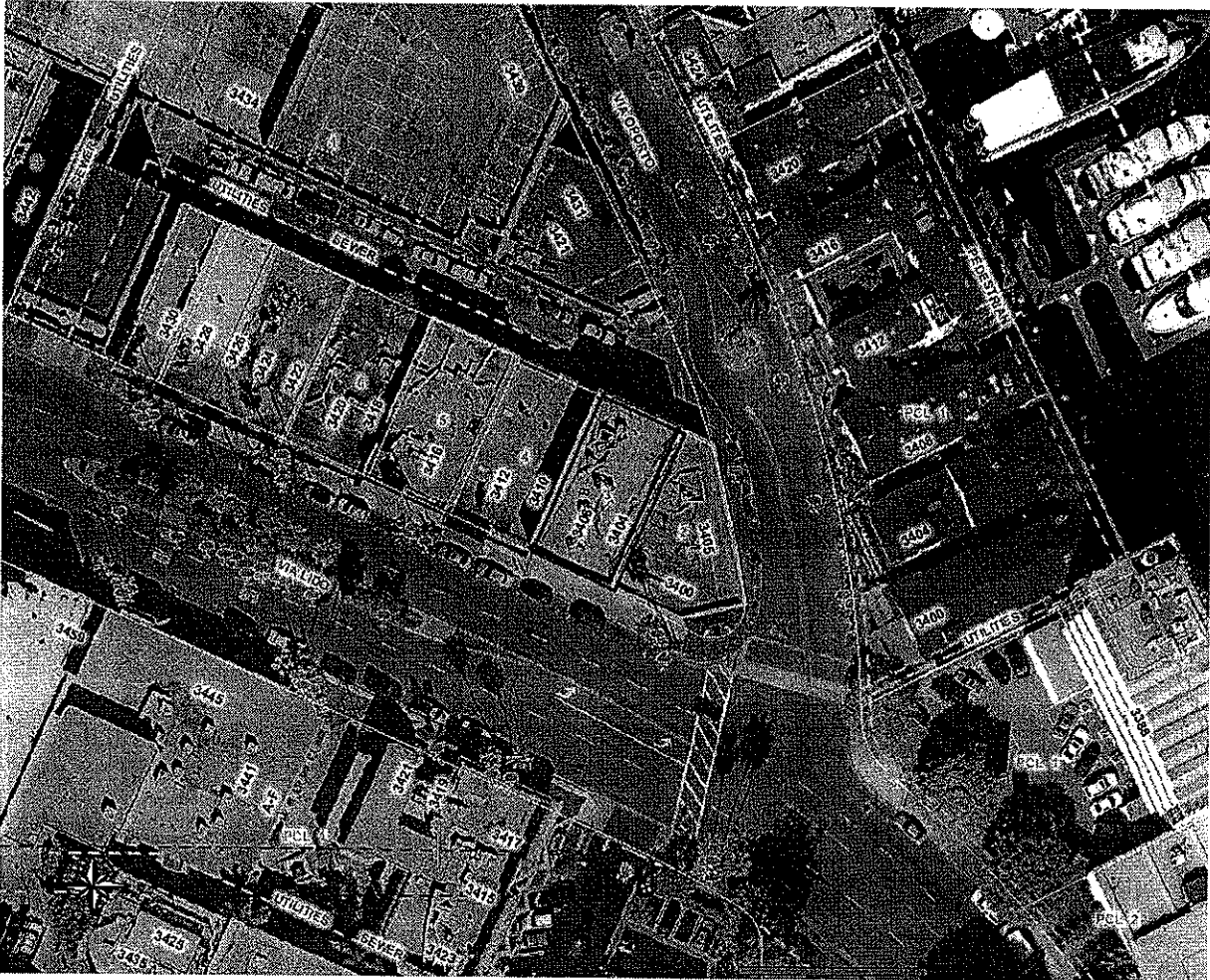
On behalf of James W. Campbell, Zoning Administrator

By: 
Chris Savan, Planning Technician

JWC/cms

Attachments: Vicinity Map
Sign Matrix Table
Site Plan and Elevations

VICINITY MAP



Comprehensive Sign Program
Permit No. CS2009-005
PA2009-071

3404 Via Lido

COMPREHENSIVE SIGN PROGRAM MATRIX WORKSHEET

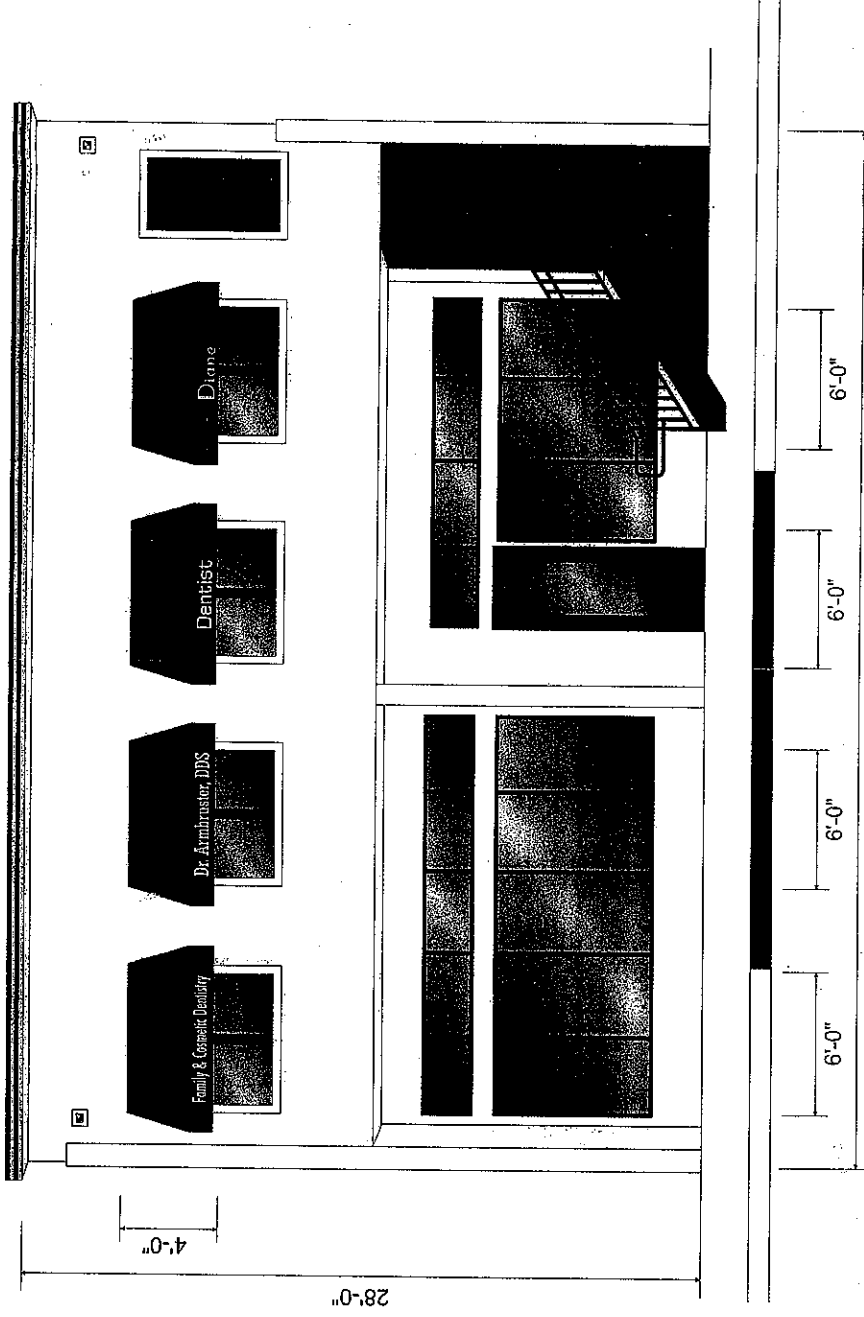
Comprehensive Sign Program No. CS2009-001 (PA2009-004)
3404 Via Lido

Frontages: PRIMARY: Via Lido
SECONDARY: Alley adjacent to rear property line

Suite Number	Primary Frontage (Via Lido)	Secondary Frontage (Alley)
Suite A	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)
Suite B	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)
Suite C	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)
Suite D	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)	11' Total Frontage. Tenant name on awning size at 6.5" x 58" (2.5 sq/ft)

FRONT ELEVATION

PROPOSED TO REPLACE THE EXISTING SIGNS WITH NEW AWNING AND TENANTS NAME ON AWNING



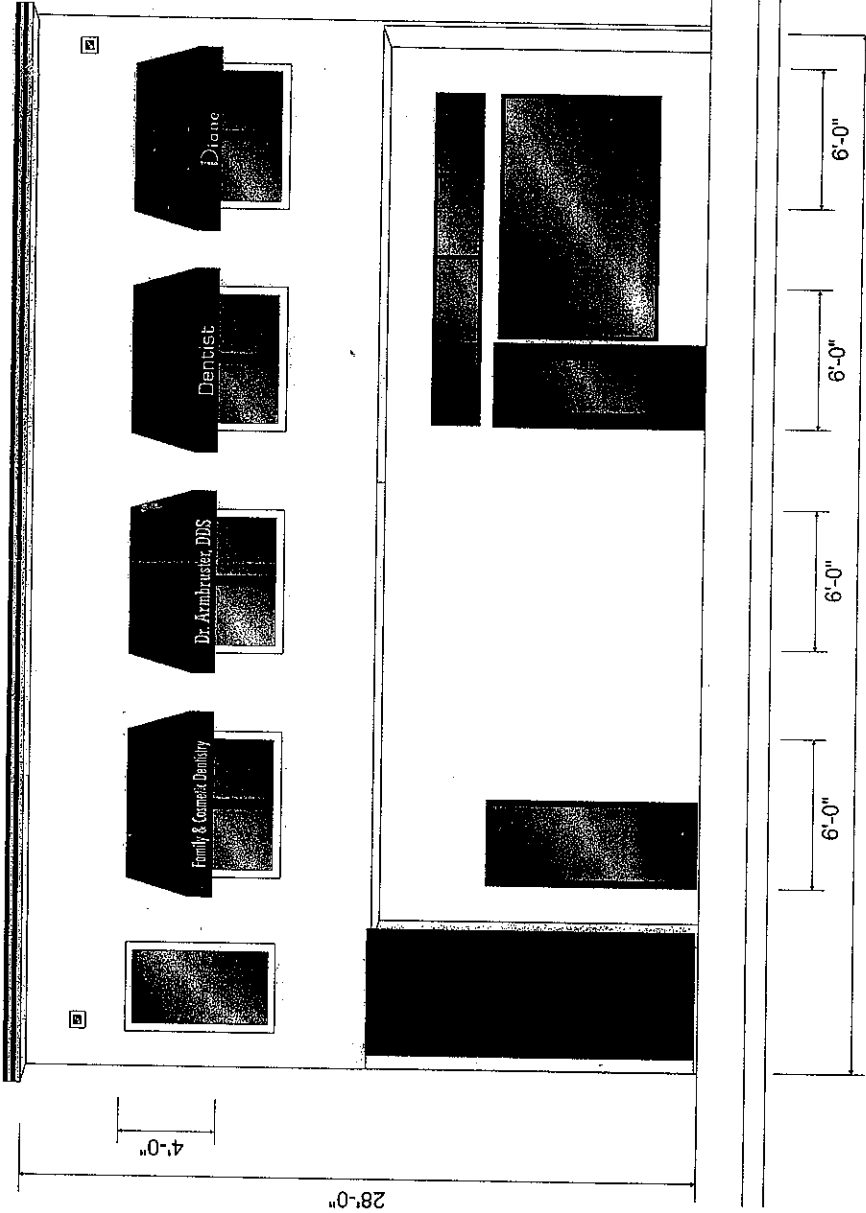
VIA LIDO SCALE 5/32" = 1'-0"

	422 S. FIGUEROA ST. LOS ANGELES, CA 90037 OFFICE 323-233-2282 / 2252 FAX 323-233-2282 taegwang1@holograf.com	STORE NAME A Square LLC	CONTACT Diana Thomas	CONTRACTOR Diana Thomas	PRICE 1
	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA

PA2009-071 for CS2009-005
3404 VIA LIDO


BACK ELEVATION

PROPOSED TO REPLACE THE EXISTING SIGNS
WITH NEW AWNING AND TENANT'S NAME ON AWNING

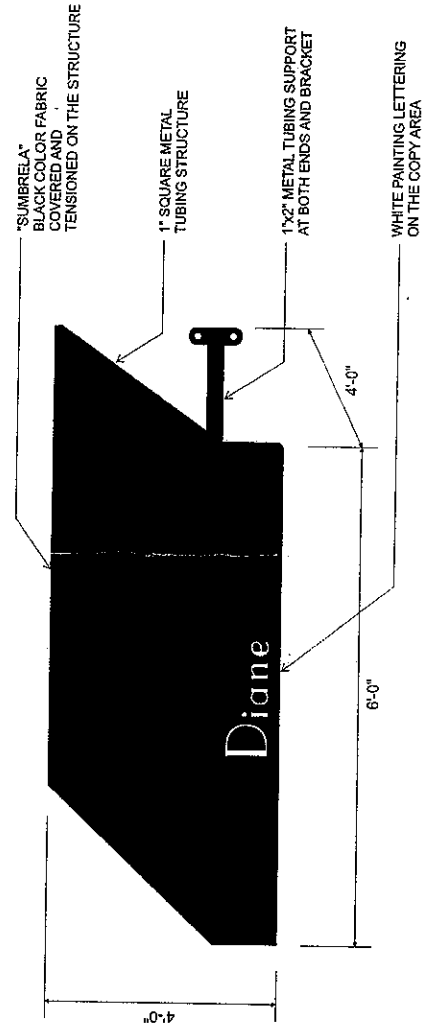
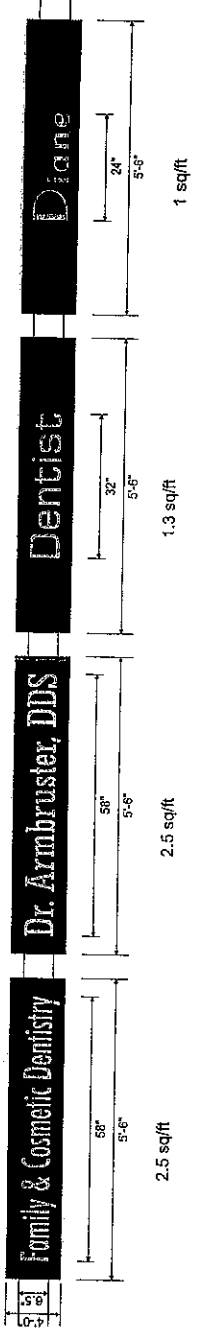
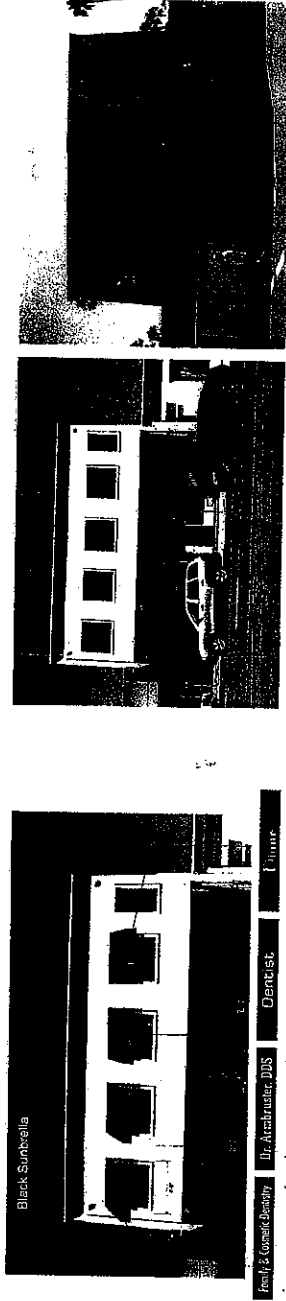


VIA OPORTO

SCALE 5/32" = 1'-0"

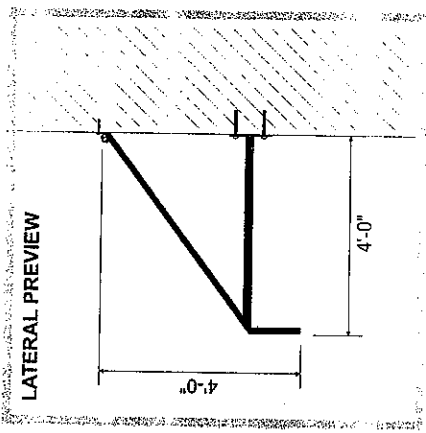
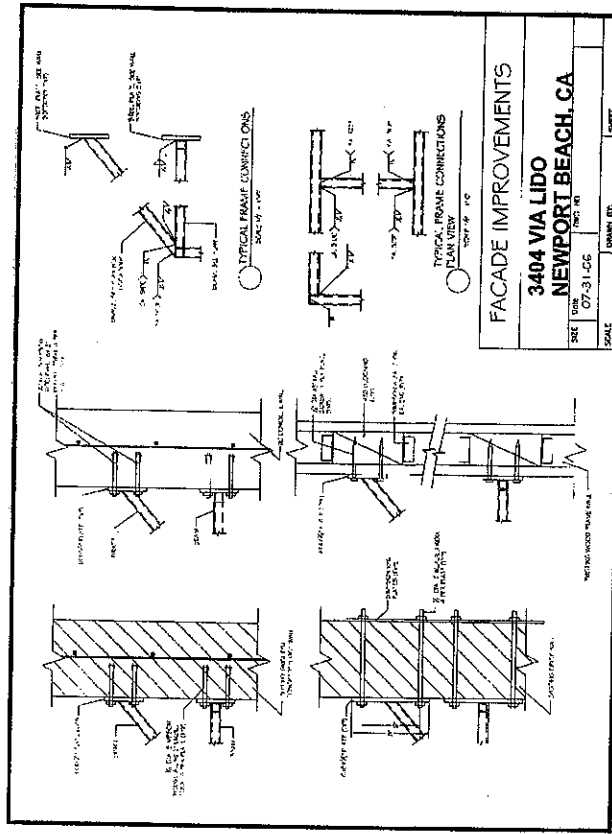
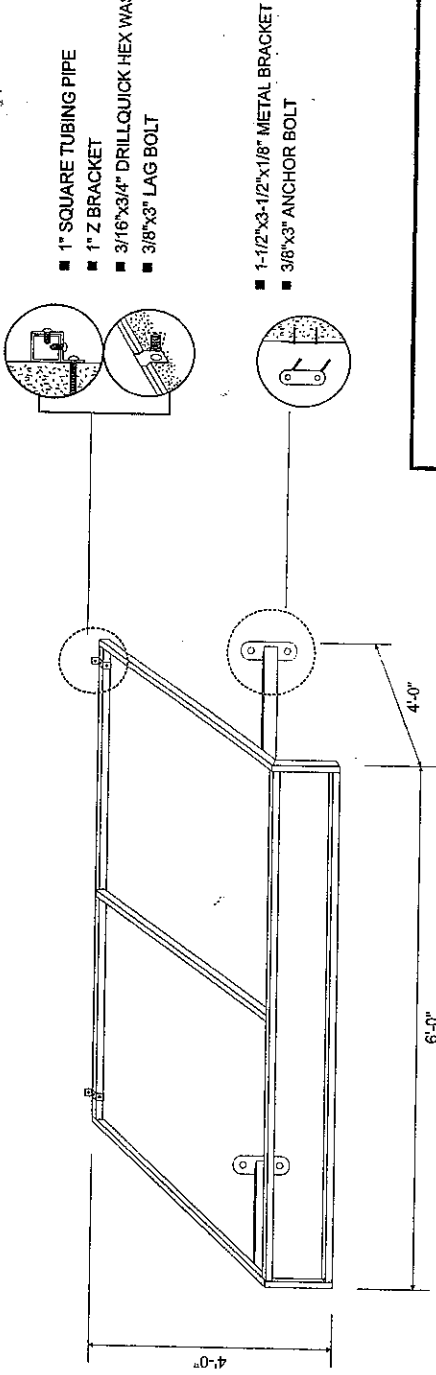
	4822 S. FIGUEROA ST. LOS ANGELES, CA 90037 OFFICE: 323-233-2882 323-233-2348 / 2282 FAX: 323-233-2282 tgaesigns@aiglobal.net		STORE NAME A Square LLC	CONTACT Diana Thomas	LANDLORD A Square LLC	CONTRACT Diana Thomas	PAGE 2
	3404 VIA LIDO, NEWPORT BEACH, CA MOBILE: 949-933-9308		ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	TEL/FAX 949-933-9308	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	CONTACT Diana Thomas

AWNING DIMENSION & SPECIFICATIONS



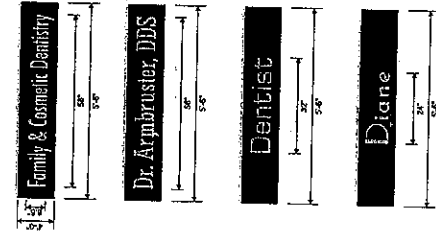
	4922 S. FIGUEROA ST. LOS ANGELES, CA 90067 OFFICE: 323-233-2282 / 2282 FAX: 323-233-2282 info@chsgwang.com		STORE NAME A Square LLC	CONTACT Diana Thomas	LANDLORD A Square LLC	CONTACT Diana Thomas	ORDER NO. 3
	3404 VIA LIDO, NEWPORT BEACH, CA PHONE: 949-933-9308 TEL/FAX: 949-933-9308		ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	FAX 949-933-9308	ORDER NO. 3	ORDER NO. 3

DETAILED VIEW AND TYPICAL INSTALLATION



422 S. FIGUEROA ST. LOS ANGELES, CA 90037 OFFICE: 323-233-2982 FAX: 323-233-2282 info@tgc.com	STORE NAME A Square LLC	CONTRACTOR Diana Thomas	PROJECT Diana Thomas
	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	FAX 949-933-9308

PLOT PLAN AND TYPICAL INSTALLATION

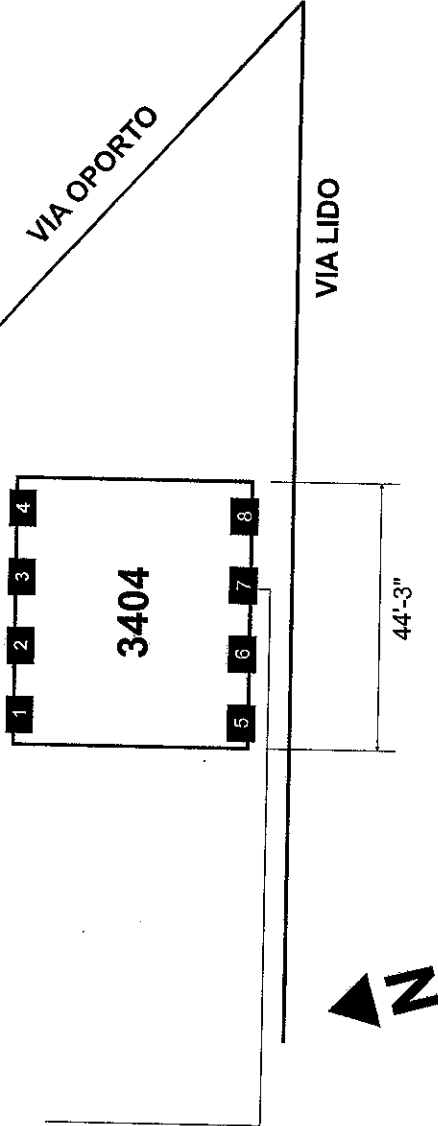


Proposed Awning	Proposed Awning
Awning & Tenant Name Facing Via Oporto	Awning & Tenant Name Facing Via Lido
1.) Family & Cosmetic Dentistry 2.5 sq/ft	5.) Family & Cosmetic Dentistry 2.5 sq/ft
2.) Dr. Armbruster, DDS 2.5 sq/ft	6.) Dr. Armbruster, DDS 2.5 sq/ft
3.) Dentist 1.3 sq/ft	7.) Dentist 1.3 sq/ft
4.) Diane 1 sq/ft	8.) Diane 1 sq/ft

3404 VIA LIDO
NEWPORT BEACH, CA

REAR ALLEY

Proposed Awning



LICENSE # 1872 CHES TAE GWANG INC.	4922 S. FIGUEROA ST. LOS ANGELES, CA 90037 OFFICE: 323-233-2332 / 2232 FAX: 323-233-2232 taegwang1@abqglobal.net	STORE NAME A Square LLC	CONTACT Diana Thomas	LANDLORD A Square LLC	CONTRACT Diana Thomas	REPORT BY TAE GWANG	PAGE 5
	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	ADDRESS 3404 VIA LIDO, NEWPORT BEACH, CA	PHONE 949-933-9308	REPORT BY TAE GWANG	CONTRACT Diana Thomas	REPORT BY TAE GWANG