

**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 May 21, 2010

ACTIONS TAKEN BY THE PLANNING DIRECTOR OR PLANNING DEPARTMENT STAFF

Item 4: Mesa Orchard Associates LLC – Staff Approval No. SA2010-002 (PA2010-053)
1602 Orchard Drive - Newport Palisades Model Home Temporary Parking Lot

Approved – May 20, 2010

Council District 4

On behalf of David Lepo, Planning Director:



Patrick J. Alford, Planning Manager

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Email City Council
Planning Commission
David Lepo, Planning Director
Sharon Wood, Assistant City Manager
David Keely, Public Works Senior Civil Engineer
Code Enforcement Division



STAFF APPROVAL ACTION LETTER

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

Application No.	Staff Approval No. SA2010-002 (PA2010-053)
Applicant	Mesa Orchard Associates LLC
Site Address	1602 Orchard Drive Newport Palisades Model Home Temporary Parking Lot
Legal Description	Lot 15, Tract 456

Action

On **May 20, 2010**, the Planning Director approved the following: A Staff Approval for a temporary parking lot to serve as guest parking for model homes. The property is located in the Santa Ana Heights Specific Plan. The approval is based on the following findings and subject to the following conditions.

Authority:

Section 20.60.015 D of the Newport Beach Municipal Code provides that the Planning Director may approve temporary tract and sales offices for the first sale of structures and/or lots in any district for a period of time not to exceed one year following the recordation of the final subdivision map, unless an extension is authorized by the Planning Director pursuant to Section 20.60.015.E.

FINDINGS

1. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines under Section 15303, Class 13 (New Construction or Conversion of Small Structures). The proposed temporary parking lot will provide guest parking for visitors of the model homes.
2. The proposed location of the use is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located.

Facts in support of finding:

- The project is located in the Santa Ana Heights Specific Plan (SP-7) with a land use designation of Residential Single Family (RSF). The purpose of the SP-7 is to provide for the development and maintenance of medium density single family

detached residential neighborhoods. The temporary parking lot will be accessory to model homes within a single-family development project.

- The proposed parking lot will be available for visitors to park on-site, so the neighborhood will not be impacted with on-street parking of visitors to the site to view the model homes.
3. The proposed location and design of the parking lot has been reviewed by the Building and Public Works Departments and the conditions of approval under which it will be operated and maintained will be consistent with the General Plan and Santa Ana Heights Specific Plan. The parking lot 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 project site is designated as Single-Unit Residential Detached (RS-D) in the Land Use Element of the General Plan. The development on site is consistent with the RS-D land use category, which is intended to provide for a range of detached single-family residential dwelling units on single legal lots. The parking lot will be accessory to the development.
- The placement and use of the parking lot will not conflict with the activities and use of the other residential units.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan, except as noted in the following conditions.
2. Anything not specifically approved by this Staff Approval is prohibited and must be addressed in a separate and subsequent 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. Prior to issuance of building permits, the applicant shall submit to the Planning Department an additional copy of the approved architectural plans for inclusion in the Modification Permit file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Staff Approval and shall highlight the approved elements such that they are readily discernible from other elements of the plans.

5. 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.
6. If any of the existing public improvements surrounding the site is damaged by private work, new concrete sidewalk, curb and gutter, street pavement, and other public improvements will be required by the City at the time of private construction completion. Said determination and the extent of the repair work shall be made at the discretion of the Public Works inspector.
7. 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.
8. The applicant shall submit to the Planning Department a copy of the recorded subdivision map for inclusion in the Modification Permit file (reduced size of 8 1/2" x 11"). The staff approval of the temporary parking lot shall expire after a time period of one year following the recordation of the final subdivision map, unless an extension is granted by the Planning Director.
9. This approval shall expire unless exercised within 24 months from the approval date, as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code. Prior to the expiration date of this approval, an extension may be approved in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code. Requests for an extension must be in writing.
10. The Planning Director or the Planning Commission may add to or modify conditions to this approval, or revoke this approval upon a finding of failure to comply with the conditions set forth in Chapter 20.82 of the Municipal Code or other applicable conditions and regulations governing the eating and drinking establishment.

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 \$3,070.00 filing fee shall accompany any appeal filed. For additional information on filing an appeal, contact the Planning Department at 949 644-3200.

On behalf of David Lepo, Planning Director

By: 
James Campbell, Zoning Administrator

PJA/rwb

Attachments: PD 1 Vicinity Map
PD 2 Site Plan

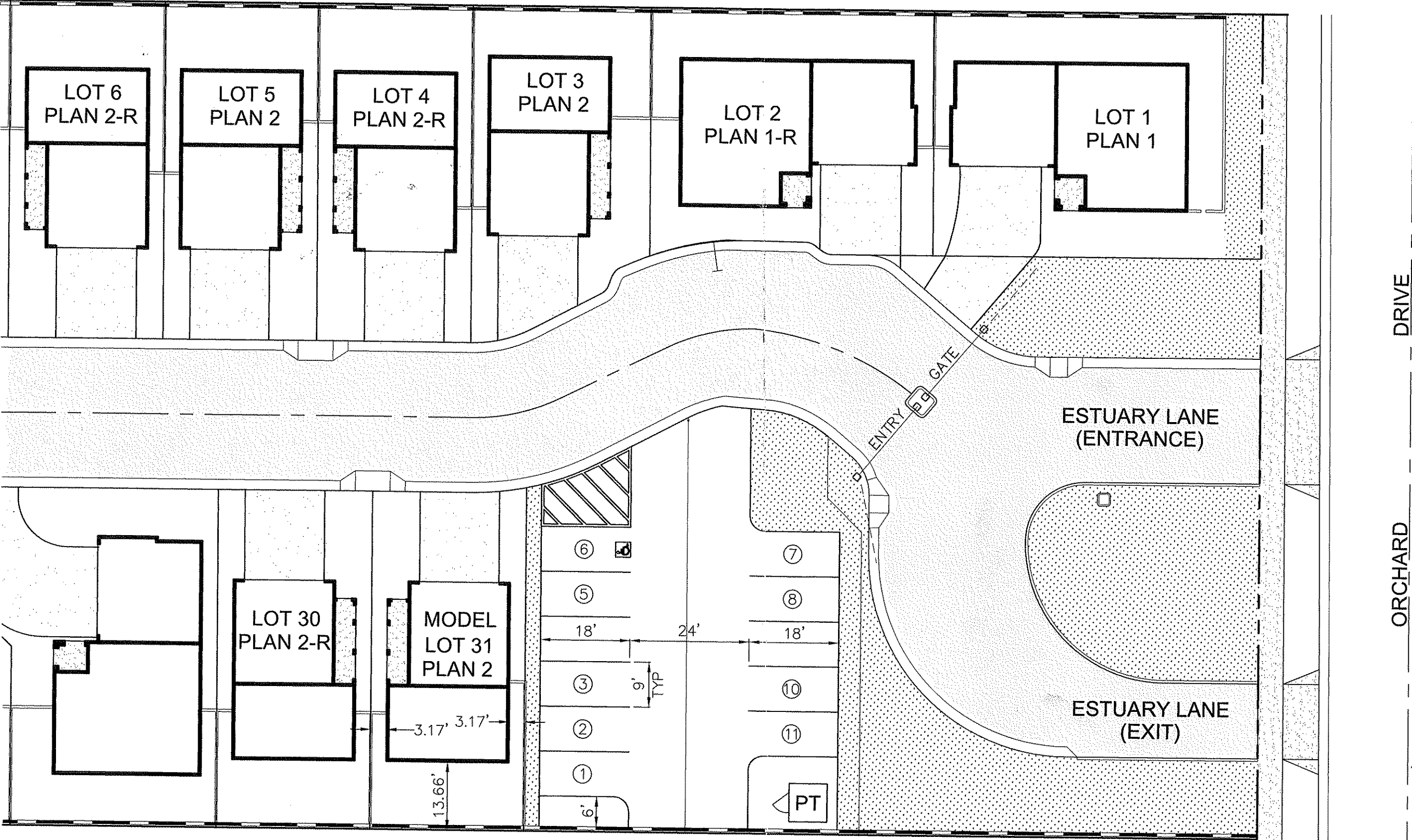
VICINITY MAP



Staff Approval No. SA2010-002
PA2010-053

1602 Orchard Drive

EXHIBIT A - MODEL HOME/PARKING LOT NEWPORT PALISADES



LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPED AREA

PT PROPOSED ADA COMPLIANT PORTABLE TOILET

PREPARED BY:
LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA. 92705
(714) 557-7700 (714) 557-7707 FAX

PREPARED FOR:
WATERPOINTE HOMES
190 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
(949) 644-8900 (949) 644-8920

**EXHIBIT A -
MODEL HOME
PARKING LOT
NEWPORT PALISADES**
DATE: FEB. 23, 2010
SCALE: 1"=20'