

**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Kimberly Brandt AICP, Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending June 24, 2011

ACTIONS TAKEN BY PLANNING DEPARTMENT STAFF

Item 1: Alternative Setback Determination – Staff Approval No. SA2011-012 (PA2011-106)
211 Heliotrope Ave

This item was approved on June 21 2011

Council District 6

On behalf of Kimberly Brandt AICP, 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.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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**DIRECTOR DETERMINATION OF ALTERNATIVE SETBACK AREA
LOCATIONS**

SA2011-012 (PA2011-106)

Date: June 21, 2011

Site address: 211 Heliotrope Avenue

Section 20.30.110 C (Setback Regulations and Exceptions – Alternative setback area location):

In cases where the orientation of an existing lot and the application of the setback area are not consistent with the character or general orientation of other lots in the vicinity, the Director may redefine the location of the front, side, and rear setback areas to be consistent with surrounding properties. The reorientation of setback areas is not applicable to the bluff overlay district.

Pursuant to this section, the Community Development Director established the following alternative setbacks:

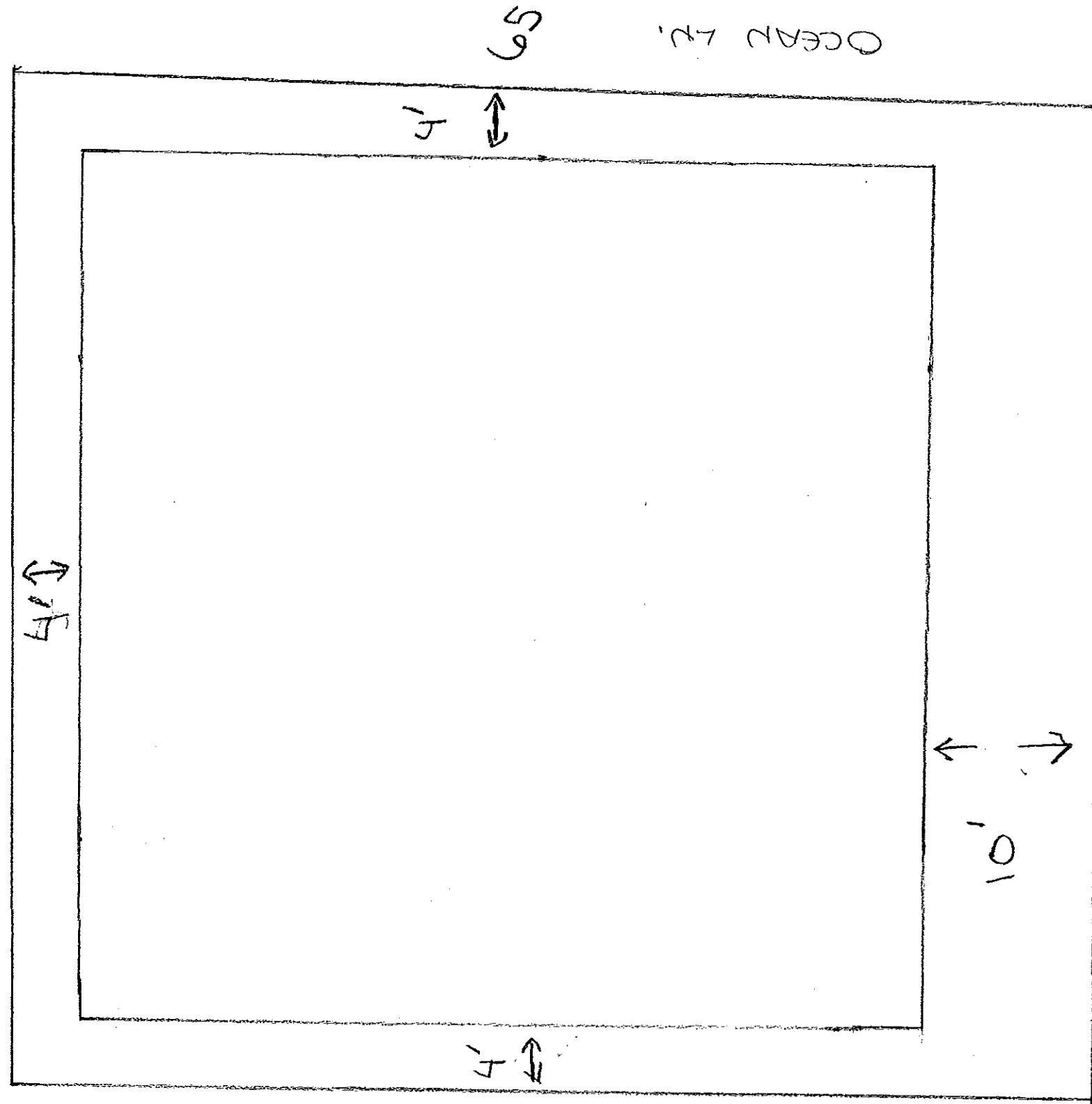
Yard	Setback	Description
Front	10'	Heliotrope Avenue
Side	5' alley setback	adjacent to Ocean Lane (14' wide alley)
Side	4'	opposite Ocean Lane
Rear	4'	opposite front (Heliotrope Avenue)

On behalf of Kimberly Brandt, Community Development Director

By: 
Kay Sims, Assistant Planner

Attachments: Plans (existing and proposed setbacks)

EXHIBIT A



211 HELIOTROPE AVE. SCALE 1/8"

PA2011-106 for SA2011-012
211 Heliotrope Avenue
Nicholson Construction

EXHIBIT A
PLANNING REQUEST FOR
DIRECTOR'S DETERMINATION
FOR SET BACKS
211 HELIOTROPE