



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

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator and/or Planning Division staff for the week ending July 21, 2017.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: Replacement Mobile Home Units within Bayside Village – Director’s Determination No. DD2017-001 (PA2017-151)
Site Address: 300 East Coast Highway

Action: Approved

Council District 5

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

100 Civic Center Drive
Newport Beach, California 92660

949 644-3200

newportbeachca.gov/communitydevelopment

July 18, 2017

Sarah Davis, General Manager
Bayside Village & Marina
300 East Coast Highway
Newport Beach, CA 92660

**RE: Director's Determination Regarding Replacement Mobile Home Units
within Bayside Village (Director's Determination No. DD2017-001)**

Dear Ms. Davis,

This letter is in response to your recent inquiry regarding the permit process for the replacement of a mobile home unit within the coastal zone. I have determined that replacing a mobile home unit on an existing developed pad within the Bayside Village mobile home complex is exempt from coastal development permit requirements pursuant to Section 21.52.035 of the Newport Beach Municipal Code, under the following circumstances:

- When no alterations are proposed to the utilities or site pad; and
- The replacement unit does not increase floor area more than 10 percent or increase in height by more than 10 percent; and
- Such replacement results in an insignificant improvements to existing mobile home complexes (existing development) and would result in no impacts to coastal resources or interfere with public rights of access to the shoreline.

All decisions of the Community Development Director may be appealed to the Planning Commission pursuant to Zoning Code Chapter 21.64 (Appeals and Calls for Review) within fourteen (14) days following the date of this decision, by any interested party.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Kimberly Brandt, AICP
Director