

**SANTA ANA HEIGHTS
PROJECT ADVISORY COMMITTEE**

Date: 12/14/06

Rosalinh Ung
Staff Planner, City of Newport Beach
3300 Newport Blvd.
P.O. Box 1768
Newport Beach, CA2-4048
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RE: CNB UP2006-028 Limousine Service at 20061 Birch Street

Dear Rosalinh:

The PAC Development Subcommittee has reviewed the second submittal package proposing a limousine rental service in the existing 814 SF residential building on the subject property. PAC appreciates that the applicant is now proposing the limousine parking at the rear of the building. The site plan also now indicates 2 employee parking stalls, one of which is accessible. The accessible parking stall will need to be for a van, which means the loading aisle will need to be 8 feet wide instead of 5 feet. A note on the site plan still indicates that the existing building is unchanged. The floor plan that is included in this submittal appears to still lack accessibility upgrading. There doesn't appear to be an upgrading of the existing landscaping at the street:

As a permanent use, PAC still has the following concerns with this application:

1. There appears to have been no attempt to meet the Streetscape guidelines for the Business Park as set forth in Section 20.44.C.1. There is a 10 foot landscape setback requirement at Birch Street that is not being met. There is no indication of the required 3:1 berm slope or the designated street tree, Brisbane box. The site plan simply indicates a 28.3 foot long x 4 foot wide existing grass slope. This same section of the Specific Plan indicates the rest of the required landscape palette, and also indicates that "turf is discouraged". As a permanent use, the application needs to meet the required landscape criteria.
2. As indicated in the previous review, it is the intent of the Specific Plan to encourage lot consolidation and larger commercial buildings in the Business Park. It appears at least a physical possibility to consolidate this parcel with 20071 for a larger commercial development. This would be PAC's preference. The Development Committee does not object to the re-use of the existing residential structure, but feels there should be significant upgrading to the appearance and functionality of the existing building for a permanent use. It is also the opinion of the committee that the bright yellow color of the building is not appropriate for a "professional commercial appearance".

PAC recommends that if this project is to be approved as a permanent use it should be required to meet the landscape guidelines and to provide a significant upgrade to the existing building. Alternatively, it appears that this project could be reviewed by the Planning Director and approved for a renewable 5 year period as a Temporary Use under Section 20.44.050.C.2.a. The Development Subcommittee would support a Temporary Use Permit for this application if the Planning Director concludes that it is applicable for this use. This may make it easier for a lot consolidation in the future. Even as a temporary use the committee recommends that the exterior appearance of the building be upgraded with a more subtle paint color, and that conforming landscaping and street trees be required per Section 20.44.050.C.6.c in the existing 4 foot wide street planter area as well as the planter where an existing tree is indicated to remain.

Thank you for the opportunity to give a second review of this project.

Sincerely,

Richard A. Dayton
PAC Development Committee Chairman
(949) 645-1717 fax: (949) 645-4243
cc. PAC Development Committee members
Barbara Venezia, PAC Chairperson