

**CITY OF NEWPORT BEACH  
MODIFICATIONS STAFF ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department  
Javier Garcia, Zoning Administrator  
[jgarcia@city.newport-beach.ca.us](mailto:jgarcia@city.newport-beach.ca.us)

SUBJECT: Report of the actions taken for the Modifications Hearing on Monday,  
February 25, 2008

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Item 1: Parcel Map No. NP2008-001 (PA2008-011)  
1375 and 1401 Dove Street

Request to divide an existing parcel into two parcels to allow commercial condominium development on each parcel. The property is currently one parcel occupied by a six story commercial building. A new three story office building will be constructed on the proposed Parcel 2. The parcel map will allow each building to be situated on its own parcel. Both buildings will conform to City onsite parking requirements for general office uses, since reciprocal easement for ingress, egress and parking shall be provided to the benefit of each parcel. Future medical office use is precluded unless additional parking is provided or otherwise approved by action of the Planning Commission. No exceptions to the development standards of Title 19 are proposed with this project. The property is located in the PC-11 (Newport Place) District.

This item was approved.

Council District 4

Item 2: Parcel Map No. NP2008-002 (PA2008-016)  
710 Marguerite Avenue

Request to allow for condominium purposes. The property was occupied by a single-family residence that was demolished and replaced by a two-unit condominium project. Each unit will be provided the Zoning Code required two-car parking. No exceptions to the development standards of Title 19 are proposed with this project. The property is located in the R-2 District.

This item was approved.

Council District 6

Item 3: Parcel Map No. NP2008-003 (PA2008-020)  
605 Begonia Avenue

Request to allow for condominium purposes. The property was occupied by a duplex which was demolished and replaced by a two-unit condominium project. Each unit will be provided with Zoning Code required two-car parking. No exceptions to the development standards of Title 19 are proposed with this project. The property is located in the R-2 District.

This item was approved.

Council District 6

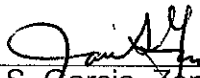
Item 4: Condominium Conversion No. CC2008-001 and Parcel Map No. NP2008-004  
(PA2008-021)  
507 Poppy Avenue

Request to convert an existing duplex into a two-unit condominium project. The code required two-car parking per unit will be provided. No waivers of Title 19 development standards are proposed with this application. In addition, a Tentative Parcel Map application has been submitted for two-unit condominium purposes. The existing duplex will be converted to two-unit condominiums. The code required two-car parking per unit will be provided. No exceptions to Title 19 development standards are proposed with this application. The property is located in the R-2 District.

This item was approved.

Council District 6

Prepared and submitted by:



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Javier S. Garcia, Zoning Administrator

APPEAL: The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$600.00 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*)  
Melinda Gondrez, Assistant Planner (*e-mail*)  
Kay Sims, Assistant Planner (*e-mail*)  
Sgt. Ron Vallercamp, Vice/Narcotics (*e-mail*)  
Code Enforcement Division(*e-mail*)  
Erin Steffen, Office Assistant (*e-mail*)  
Iris Lee, Public Works (*e-mail*)  
Evelyn Tseng, Revenue (*e-mail*)



**PARCEL MAP NO. NP2008-001**  
(PA2008-011)

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

**Application No.** Parcel Map No. NP2008-001 (PA2008-011)  
**Applicant** County Parcel Map No. 2007-241  
Palm Springs Village – 309, LLC  
**Site Address** 1375 and 1401 Dove Street  
**Legal Description** P BK 40 PG 32 PAR 1

On **February 25, 2008**, the Zoning Administrator approved the parcel map request to divide an existing parcel into two parcels to allow commercial condominium development on each parcel. The property is currently one parcel occupied by a six story commercial building. A new three story office building will be constructed on the proposed Parcel 2. The parcel map will allow each building to be situated on its own parcel. Both buildings will conform to City onsite parking requirements for general office uses, since reciprocal easement for ingress, egress and parking shall be provided to the benefit of each parcel. Future medical office use is precluded unless additional parking is provided or otherwise approved by action of the Planning Commission. No exceptions to the development standards of Title 19 are proposed with this project. The property is located in the PC-11 (Newport Place) District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

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**FINDINGS**

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19:

1. The proposed parcel map is for condominium purposes. The property is currently one parcel occupied by a six story commercial building. A new three story building will be constructed on the proposed Parcel 2. The proposed subdivision and improvements are consistent with the density of the PC-11 (Newport Place Planned Community) Zoning District and the current General Plan Land Use Designation "MU-H2 Mixed Use Horizontal".
2. Although the lot is irregular in shape, it has very little slope and the site is suitable for development.

3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations) and Class 15 (Minor Land Divisions).
4. The proposed parcel map is for the division of an existing parcel into two parcels to allow commercial condominium development on each parcel. The construction of the proposed condominiums will comply with all Building, Public Works, and Fire Codes. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.
5. The design of the subdivision will not conflict with any easements acquired by the public-at-large for access through or use of the property within the proposed subdivision. Currently, there are no public easements located on the property.
6. The property is not subject to the Williamson Act since its use is not agricultural.
7. The property is not located within the boundaries of a specific plan and is not subject to any specific plan regulations.
8. The proposed subdivision and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process.
9. The proposed subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need, since the property is commercial and no residential units are involved.
10. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.
11. The proposed parcel map is not located in the Coastal Zone.
12. The Planning Department does not foresee any issues with the proposed parcel map, as the buildings will abide by the Newport Place Planned Community regulations for Professional and Business Office Sites 1 & 2. Medical office use is precluded at this time, unless additional parking is provided in conjunction with subsequent Planning Department review.
13. The map meets the requirements of Title 19 of the Newport Beach Municipal Code, all ordinances of the City, all applicable general or specific plans, and the Zoning Administrator is satisfied with the plan of subdivision.

## CONDITIONS

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.
2. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. All improvements shall be constructed as required by Ordinance and the Public Works Department.
4. Reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb, and gutter along the Dove Street frontage. Limits of work shall be at the discretion of the Public Works Inspector.
5. The existing commercial driveway approaches to each of the proposed parcels along Dove Street shall be replaced to meet current City Standards.
6. Each proposed office building on each of the proposed parcels shall be served by its own individual water service and meter and sewer lateral and cleanout.
7. All applicable Public Works Department plan check fees, park dedication fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
8. Arrangements shall be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
9. Each commercial unit shall be served with an individual water service and sewer lateral connection to the public water and sewer systems, and each water meter and sewer cleanout shall be installed with a traffic-grade box/frame and cover, unless otherwise approved by the Public Works Department and the Building Department.

10. Each commercial unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities, unless otherwise approved by the Public Works Department.
11. Overhead utilities serving the site shall be undergrounded to the nearest appropriate pole in accordance with Section 19.28.090 of the Municipal Code unless it is determined by the City Engineer that such undergrounding is unreasonable or impractical. The map shall include a private utility easement for the generation structures that serve each building.
12. Additional Public Works improvements, including street and alley reconstruction work may be required at the discretion of the Public Works Inspector.
13. If any of the existing public improvements surrounding the site is damaged by the private work, Public Works improvements including, but not limited to, curb and gutter, sidewalk, and alley/street reconstruction may be required at the discretion of the Public Works Inspector.
14. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
15. An encroachment agreement shall be applied for and approved by the Public Works Department for all non-standard private improvements within the public right-of-way.
16. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
17. Parking lot layout shall comply with City Standard #805-L-A and B, Parking Lot Standards.
18. On-site drop inlet drainage facilities shall be retrofitted to comply with the City's Water Quality ordinances.
19. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
20. Installation of a sewer manhole at the sewer main is required per CNB STD-401-L. A sewer lateral cleanout on property line is required per CNB STD-406-L.
21. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Department plan check designee shall verify the installation of the approved street

number or addresses during the plan check process for the new or remodeled structure.

22. County Sanitation District fees shall be paid prior to issuance of any building permits, if required by the Public Works Department or the Building Department.
23. This parcel map shall expire if the map has not been recorded within 3 years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

**APPEAL PERIOD**

The decision of the Zoning Administrator may be appealed to or by the Planning Commission within 14 days of the decision date. A \$600.00 filing fee shall accompany the appeal to Planning Commission upon submittal. Building permits will not be issued until the appeal period has expired.

By:   
Zoning Administrator Javier S. Garcia, AICP

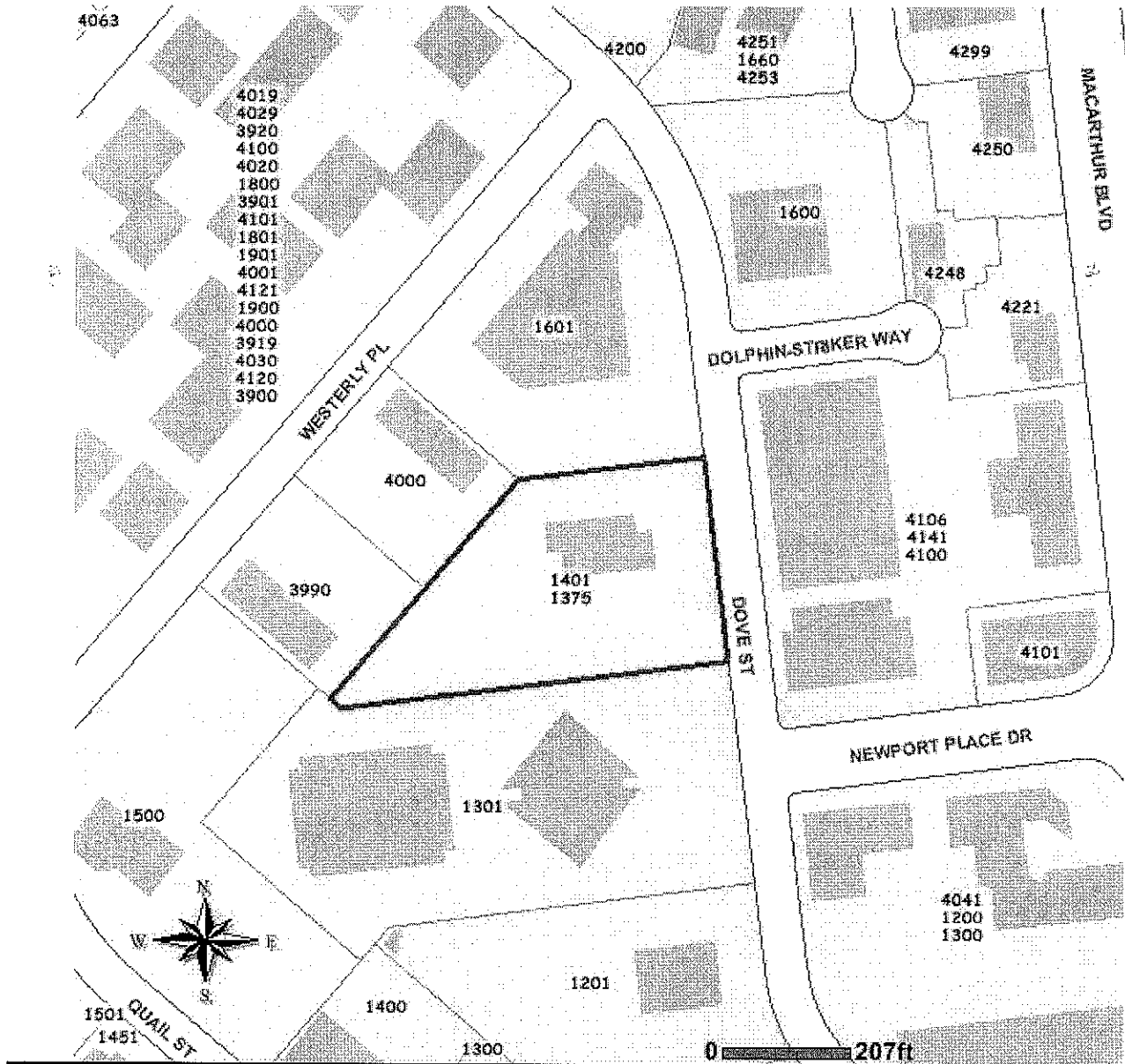
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Attachments: Vicinity Map

Appeared in Opposition: None

Appeared in Support: None

# VICINITY MAP



Parcel Map No. NP2008-001  
PA2008-011

**1375 and 1401 Dove Street**





**PARCEL MAP NO. NP2008-002**

(PA2008-016)

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

**Application No.** Parcel Map No. NP2008-002 (PA2008-016)  
**Applicant** County Parcel Map No. 2007-242  
Michael Cordas  
**Site Address** 710 Marguerite Avenue  
**Legal Description** Lot 12, Block 739, Corona Del Mar

On **February 25, 2008**, the Zoning Administrator approved the parcel map request to allow for condominium purposes. The property was occupied by a single-family residence that was demolished and replaced by a two-unit condominium project. Each unit will be provided the Zoning Code required two-car parking. No exceptions to the development standards of Title 19 are proposed with this project. The property is located in the R-2 District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

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**FINDINGS**

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19:

1. The proposed parcel map is for condominium purposes. A previously existing single family residence was demolished and a new duplex, currently under construction, will become a two-unit condominium structure. The residential density on the site will increase by one unit. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two Unit Residential".
2. The lot is regular in shape, has very little slope and is suitable for development.
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations) and Class 15 (Minor Land Divisions).
4. The proposed parcel map is for residential condominium purposes. The construction of the proposed condominiums will comply with all Building, Public Works, and Fire Codes. Public improvements will be required of the developer per

Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

5. The design of the subdivision will not conflict with any easements acquired by the public-at-large for access through or use of the property within the proposed subdivision. Currently, there are no public easements located on the property.
6. The property is not subject to the Williamson Act since its use is not agricultural.
7. The property is not located within the boundaries of a specific plan and is not subject to any specific plan regulations.
8. The proposed subdivision and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process.
9. The proposed subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will increase by one unit. No affordable housing units are being eliminated based upon the fact that the previously existing unit was not occupied by low or moderate income households and the proposed project creates one additional housing unit.
10. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.
11. The proposed parcel map is not located in the Coastal Zone.

### **CONDITIONS**

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.
2. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.

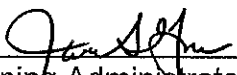
3. All improvements shall be constructed as required by City Ordinance and the Public Works Department.
4. All applicable Public Works Department plan check fees, park dedication fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
5. Arrangements shall be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
6. Block reference number 639 is incorrect on the Tentative Parcel Map. The correct block number is 739. Revise prior to submittal of Final Parcel Map.
7. Reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb and gutter along the Marguerite Avenue frontage. The Public Works Inspector at pre-job walk shall make determination of limits of reconstruction.
8. All above ground improvements shall stay a minimum 5-foot clear of the alley setback.
9. All existing drainage facilities in the public right-of-way, including the existing curb drains along West Balboa Boulevard frontage shall be retrofitted to comply with the City's on-site non-storm runoff retention requirements. The Public Works Inspector shall field verify compliance with this requirement prior to recordation of the parcel map.
10. Each dwelling unit shall be served with an individual water service and sewer lateral connection to the public water and sewer systems, unless otherwise approved by the Public Works Department and the Building Department.
11. Each unit shall be connected to its individual water meter and sewer lateral and cleanout located within the public right-of-way. Each water meter and sewer cleanout shall be installed with a traffic-grade box/frame and cover.
12. Each dwelling unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities.
13. Overhead utilities serving the site shall be undergrounded to the nearest appropriate pole in accordance with Section 19.28.090 of the Municipal Code unless it is determined by the City Engineer that such undergrounding is unreasonable or impractical.
14. In accordance with the provisions of Chapter 13 of the Newport Beach Municipal Code or other applicable section of chapter, additional street trees may be required and existing street trees shall be protected in place during construction of the subject project, unless otherwise approved by the General Services Department and the Public Works Department through an encroachment permit or agreement.

15. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
16. All on-site drainage shall comply with the latest City Water Quality requirements.
17. Additional Public Works improvements, including street and alley reconstruction work may be required at the discretion of the Public Works Inspector.
18. 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.
19. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
20. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed.
21. Install new sod or low groundcovers of the type approved by the City throughout the Marguerite Avenue parkway fronting the development site.
22. Existing City tree shall be protected in place.
23. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
24. All vehicular access to the property shall be from the adjacent alley, unless otherwise approved by the City Council.
25. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.
26. All work shall comply with the applicable California Building Code.
27. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Department plan check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.

28. County Sanitation District fees shall be paid prior to issuance of any building permits, if required by the Public Works Department or the Building Department.
29. Prior to recordation of the parcel map, park dedication fees for one dwelling unit shall be paid in accordance with Chapter 19.52 of the Newport Beach Municipal Code. This fee shall be paid at the time the map is submitted to the Public Works Department for plan check.
30. Subsequent to recordation of the parcel map, the applicant shall apply for a building permit for description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this permit is finalized. The building permit for the new construction shall not be finalized until after recordation of the Parcel Map.
31. This parcel map shall expire if the map has not been recorded within 3 years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

#### **APPEAL PERIOD**

The decision of the Zoning Administrator may be appealed to or by the Planning Commission within 14 days of the decision date. A \$600.00 filing fee shall accompany the appeal to Planning Commission upon submittal. Building permits will not be issued until the appeal period has expired.

By:   
Zoning Administrator Javier S. Garcia, AICP

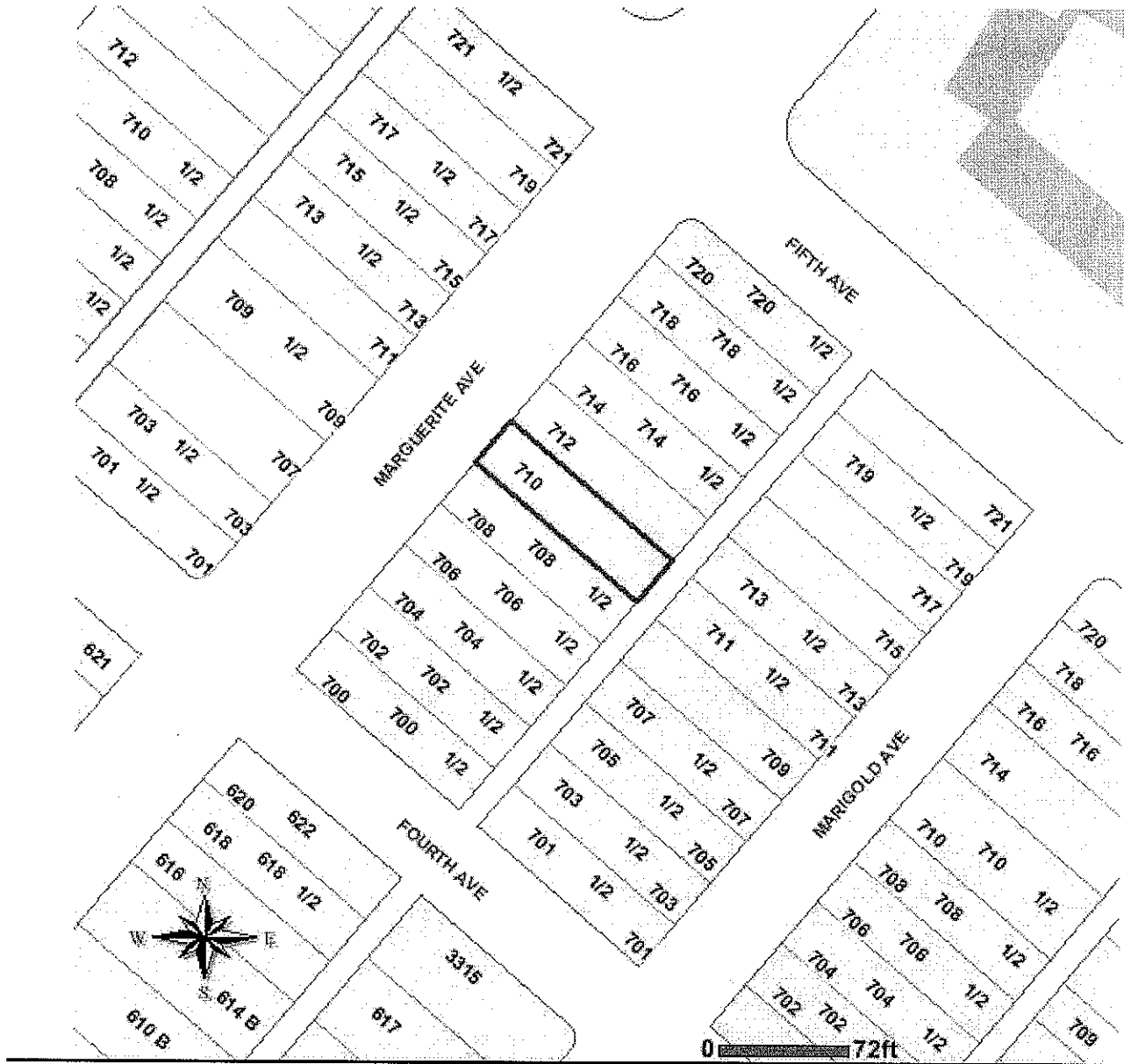
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Attachments: Vicinity Map

Appeared in Opposition: None

Appeared in Support: None

# VICINITY MAP



Parcel Map No. NP2008-002  
PA2008-016

**710 Marguerite Avenue**



**PARCEL MAP NO. NP2008-003**  
(PA2008-020)

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

**Application No.** Parcel Map No. NP2008-003 (PA2008-020)  
**Applicant** County Parcel Map No. 2007-224  
Robert I. Fabricant  
**Site Address** 605 Begonia Avenue  
**Legal Description** Lot 5, Block 629, Corona Del Mar

On **February 25, 2008**, the Zoning Administrator approved the parcel map request for condominium purposes. The property was occupied by a duplex which was demolished and replaced by a two-unit condominium project. Each unit will be provided with Zoning Code required two-car parking. No exceptions to the development standards of Title 19 are proposed with this project. The property is located in the R-2 District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

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**FINDINGS**

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19:

1. The proposed parcel map is for condominium purposes. The previously existing duplex was demolished and a new duplex, currently under construction, will become a two-unit condominium structure. The residential density on the site will remain the same. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two Unit Residential".
2. The site is suitable for development because it is regular in shape and has very little shape.
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations) and Class 15 (Minor Land Divisions).

4. The proposed parcel map is for residential condominium purposes. The construction of the proposed condominiums will comply with all Building, Public Works, and Fire Codes. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.
5. The design of the subdivision will not conflict with any easements acquired by the public-at-large for access through or use of the property within the proposed subdivision. Currently, there are no public easements located on the property.
6. The property is not subject to the Williamson Act since its use is not agricultural.
7. The property is not located within the boundaries of a specific plan and is not subject to any specific plan regulations.
8. The proposed subdivision and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process.
9. The proposed subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will remain the same. No affordable housing units are being eliminated based upon the fact that the previously existing unit was not occupied by low or moderate income households.
10. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.
11. The proposed parcel map conforms to the Certified Local Coastal Program since the site is located in a two-family residential development and is located in a Coastal Exemption Zone.

### **CONDITIONS**

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.



2. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. The bearings shall be reviewed and revised, as necessary, prior to submittal of the final parcel map.
4. The Tentative Tract Map calls out the depth of the lot to be 149.97 feet, based on tract information, the lot depth should be 118 feet. Revise prior to submittal of final Parcel Map.
5. All improvements shall be constructed as required by City Ordinance and the Public Works Department.
6. All applicable Public Works Department plan check fees, park dedication fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
7. Arrangements shall be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
8. Each dwelling unit shall be served with an individual water service and sewer lateral connection to the public water and sewer systems, unless otherwise approved by the Public Works Department and the Building Department.
9. Each unit shall be connected to its individual water meter and sewer lateral and cleanout located within the public right-of-way. If installed at a location that will be subjected to vehicle traffic, each water meter and sewer cleanout shall be installed with a traffic-grade box/frame and cover.
10. Each dwelling unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities.
11. Overhead utilities serving the site shall be undergrounded to the nearest appropriate pole in accordance with Section 19.28.090 of the Municipal Code unless it is determined by the City Engineer that such undergrounding is unreasonable or impractical.

12. In accordance with the provisions of Chapter 13 of the Newport Beach Municipal Code or other applicable section of chapter, additional street trees may be required and existing street trees shall be protected in place during construction of the subject project, unless otherwise approved by the General Services Department and the Public Works Department through an encroachment permit or agreement.
13. All existing drainage facilities in the public right-of-way, including the existing curb drains along Begonia Avenue frontage shall be retrofitted to comply with the City's on-site non-storm runoff retention requirements. The Public Works Inspector shall field verify compliance with this requirement prior to recordation of the parcel map.
14. All on-site drainage shall comply with the latest City Water Quality requirements.
15. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
16. Additional Public Works improvements, including street and alley reconstruction work may be required at the discretion of the Public Works Inspector.
17. 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.
18. All above ground improvements shall stay a minimum 5-foot clear of the alley setback.
19. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
20. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed unless an Encroachment Agreement is applied for and approved by the Public Works Department.
21. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
22. All vehicular access to the property shall be from the adjacent alley, unless otherwise approved by the City Council.
23. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.

24. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Department Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.
25. County Sanitation District fees shall be paid prior to issuance of any building permits, if required by the Public Works Department or the Building Department.
26. Coastal Commission approval shall be obtained prior to the recordation of the parcel map.
27. Subsequent to recordation of the parcel map, the applicant shall apply for a building permit for description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this permit is finalized. The building permit for the new construction shall not be finalized until after recordation of the Parcel Map.
28. This parcel map shall expire if the map has not been recorded within 3 years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

### **APPEAL PERIOD**

The decision of the Zoning Administrator may be appealed to or by the Planning Commission within 14 days of the decision date. A \$600.00 filing fee shall accompany the appeal to Planning Commission upon submittal. Building permits will not be issued until the appeal period has expired.

By:   
Zoning Administrator Javier S. Garcia, AICP

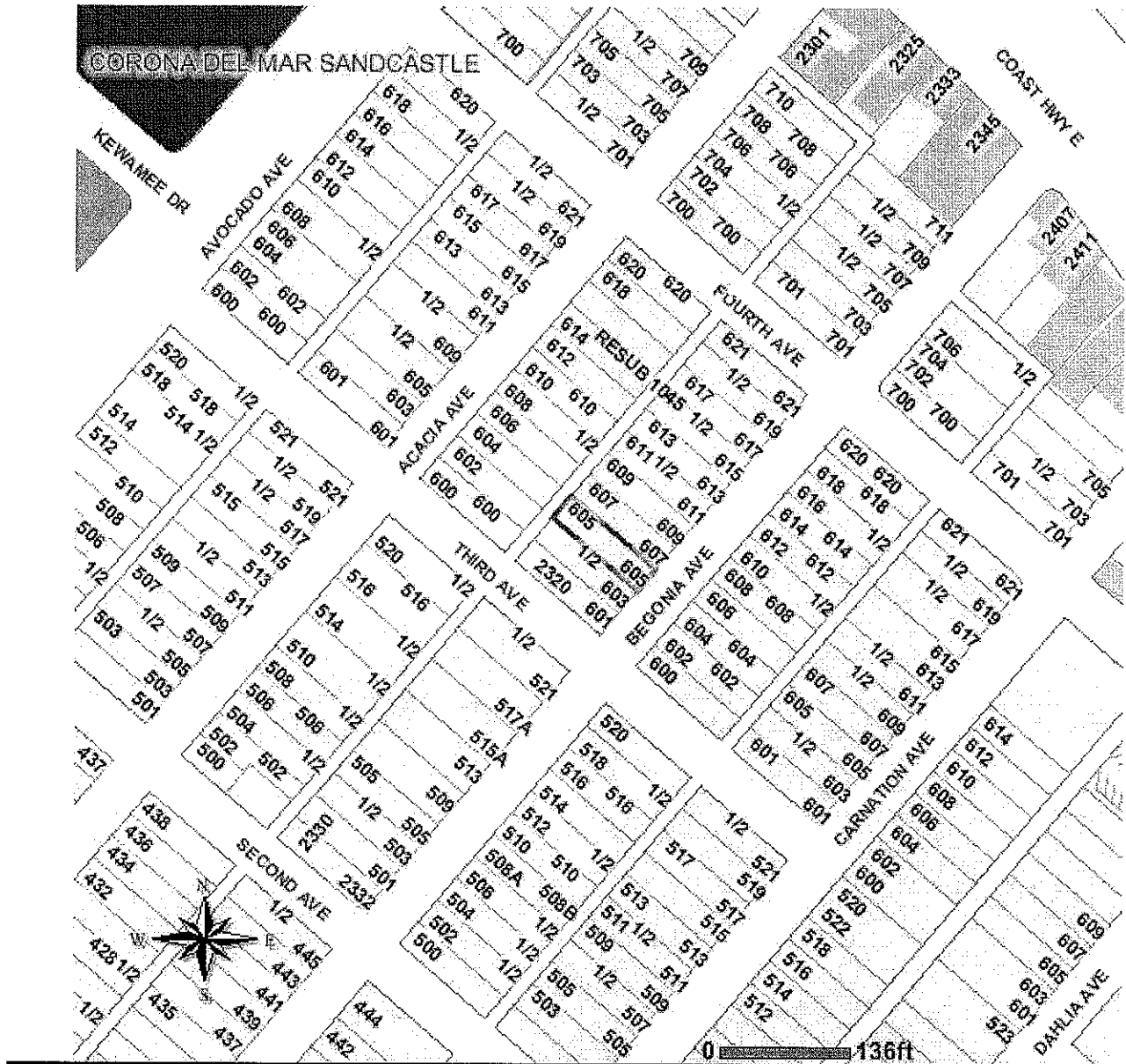
JSG:ks/rm

Attachments: Vicinity Map

Appeared in Opposition: None

Appeared in Support: None

# VICINITY MAP



Parcel Map No. NP2008-003  
PA2008-020

**605 Begonia Avenue**

February 25, 2008

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Page 6



6. The plumbing system, as approved, will be in substantial compliance with the City of Newport Beach Plumbing Code. The clean-out, as required, will be installed in such a way that it will meet the intent of the requirements of the City.
7. The establishment, maintenance or operation of the use or building applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

### **CONDITIONS**

1. The project shall be in substantial conformance with the submitted plot plan, floor plans and elevations, except as noted below.
2. No more than two dwelling units shall be permitted on the site.
3. In accordance with the provisions of Chapter 13 of the Newport Beach Municipal Code or other applicable section or chapter, additional street trees may be required and existing street trees shall be protected in place during construction of the subject project, unless otherwise approved by the General Services Department and the Public Works Department through an encroachment permit or agreement.
4. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
5. Each of the tenants of the proposed condominium shall be given 180 days' written notice of intention to convert, prior to the termination of tenancy due to the proposed conversion.
6. Each of the tenants of the proposed condominium shall be given written notification within 10 days of the approval of the condominium conversion permit establishing the proposed condominium conversion. Proof of said notification shall be provided to the Planning Department.
7. Each of the tenants of the proposed condominium shall be given notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. Such right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report (Section 11018.2 of the Business and Professions Code), unless the tenant gives prior written notice of his or her intention not to exercise the right. Prior to final of the condominium conversion permit, the applicant shall provide a copy of

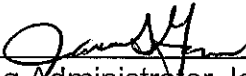
the written verification forwarded to the tenants and said verification shall be presented to the Planning Department.

8. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code. All parking spaces shall be maintained clear of obstructions for the parking of vehicles at all times.
9. The existing electrical service connection shall comply with the requirements of Chapter 15 of the Newport Beach Municipal Code; specifically, that each unit will have a minimum 100-amp service.
10. Each dwelling unit shall be served with an individual water service to the public water system, and shall maintain a separate water meter and water meter connection. This work shall be completed prior to final of the condominium conversion permit.
11. The sewer service shall be separated so that each unit is served with a sewer lateral connection to the public sewer system with a clean-out to grade at the property line. If there is evidence that sewage is leaking from the facility or if it is substandard, the existing sewer lateral shall be replaced. Said work shall be completed under an encroachment permit issued by the Public Works Department, unless otherwise approved by the Utilities Department and the Building Department. This work shall be completed prior to final of the condominium conversion permit.
12. All improvements shall be constructed as required by Ordinance and the Public Works Department.
13. Smoke detectors shall be provided in each bedroom.
14. The corrections listed by the Building Department in the special inspection report shall be made prior to final of the condominium conversion permit.
15. The exterior wall surfacing shall be made weather-tight as required by the Uniform Housing Code.
16. The property owner shall provide information to the Building Department that the roof is a Class C fire retardant roof as certified by a roofing contractor.
17. The building permit obtained from the Building Department in order to convert the subject residential units into condominiums shall be finalized after the Parcel Map for condominium purposes has been recorded with the County of Orange and all conditions of approval have been completed and verified by the Planning Department.

18. A park dedication fee for one dwelling unit shall be paid in accordance with Chapter 19.52 of the Municipal Code. This fee shall be paid upon submittal of the map to the Public Works Department for plan check and deposited into the appropriate Service Area account as identified in the Recreation and Open Space Element of the General Plan.
19. This approval shall expire unless exercised within 24 months from the date of approval, as specified in Section 20.93.050 of the Newport Beach Municipal Code.

### **APPEAL PERIOD**

The decision of the Zoning Administrator may be appealed to or by the Planning Commission within 14 days of the decision date. Any appeal filed shall be accompanied by a \$600.00 filing fee. No building permits may be issued until the appeal period has expired.

By:   
Zoning Administrator Javier S. Garcia, AICP

JSG:ks/es

Attachments: Vicinity Map

Appeared in Opposition: None

Appeared in Support: None



# VICINITY MAP



Condominium Conversion No. CC2008-001  
PA2008-021

**507 Poppy Avenue**

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**PARCEL MAP NO. NP2008-004**  
(PA2008-021)

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

**Application No.** Parcel Map No. NP2008-004 (PA2008-021)  
**Applicant** County Parcel Map No. 2007-233  
David Haugen  
**Site Address** 507 Poppy Avenue  
**Legal Description** Lot 7 Block 543, Corona Del Mar

On **February 25, 2008**, the Zoning Administrator approved the parcel map request to allow for two-unit condominium purposes. The existing duplex will be converted to two-unit condominiums. The code required two-car parking per unit will be provided. No exceptions to Title 19 development standards are proposed with this application. The property is located in the R-2 District. The Zoning Administrator's approval is based on the following findings and subject to the following conditions.

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**FINDINGS**

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 of Title 19:

1. The proposed parcel map is for condominium purposes. A single family unit currently exists on the property. A new garage with a single-family residential unit above will be constructed. The two single-family units will become condominiums. The residential density on the site will increase by one unit. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two Unit Residential".
2. The site is suitable for development because it is regular in shape and has very little slope.
3. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 5 (Minor Alterations in Land Use Limitations) and Class 15 (Minor Land Divisions).

4. The proposed parcel map is for residential condominium purposes. Any improvements to the existing unit and construction of the new unit will comply with all Building, Public Works, and Fire Codes. Public improvements will be required of the developer per Section 19.28.010 of the Municipal Code and Section 66411 of the Subdivision Map Act. All Ordinances of the City and all Conditions of Approval will be complied with.
5. The design of the subdivision will not conflict with any easements acquired by the public-at-large for access through or use of the property within the proposed subdivision. Currently, there are no public easements located on the property.
6. The property is not subject to the Williamson Act since its use is not agricultural.
7. The property is not located within the boundaries of a specific plan and is not subject to any specific plan regulations.
8. The proposed subdivision and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Department enforces Title 24 compliance through the plan check and inspection process.
9. The proposed subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will increase by one unit. No affordable housing units are being eliminated based upon the fact that the previously existing unit was not occupied by low or moderate income households and the proposed project creates one additional housing unit.
10. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.
11. The proposed parcel map is not located in the Coastal Zone.

### **CONDITIONS**

1. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**

2. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set **on each lot corner**, unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. Reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels, curb and gutter along the Poppy Avenue frontage. The Public Works Inspector shall make a determination of the extent of reconstruction required on a pre-job walk.
4. All improvements shall be constructed as required by City Ordinance and the Public Works Department.
5. All applicable Public Works Department plan check fees, park dedication fees, improvement bonds and inspection fees shall be paid prior to processing of the map by the Public Works Department.
6. Arrangements shall be made with the Public Works Department in order to guarantee satisfactory completion of the public improvements if it is desired to record a parcel map or obtain a building permit prior to completion of the public improvements.
7. Each dwelling unit shall be served with an individual water service and sewer lateral connection to the public water and sewer systems, unless otherwise approved by the Public Works Department and the Building Department.
8. Each unit shall be connected to its individual water meter and sewer lateral and cleanout located within the public right-of-way. If installed at a location that will be subjected to vehicle traffic, each water meter and sewer cleanout shall be installed with a traffic-grade box/frame and cover.
9. Each dwelling unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities.
10. Overhead utilities serving the site shall be undergrounded to the nearest appropriate pole in accordance with Section 19.28.090 of the Municipal Code unless it is determined by the City Engineer that such undergrounding is unreasonable or impractical.
11. In accordance with the provisions of Chapter 13 of the Newport Beach Municipal Code or other applicable section of chapter, additional street trees may be required and existing street trees shall be protected in place during construction of the subject project, unless otherwise approved by the General Services

Department and the Public Works Department through an encroachment permit or agreement.

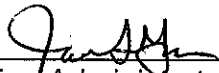
12. All existing drainage facilities in the public right-of-way, including the existing curb drains along Poppy Avenue frontage, shall be retrofitted to comply with the City's on-site non-storm runoff retention requirements. The Public Works Inspector shall field verify compliance with this requirement prior to recordation of the parcel map.
13. All above ground improvements shall stay a minimum 5-foot clear of the alley setback.
14. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L.
15. All on-site drainage shall comply with the latest City Water Quality requirements.
16. Additional Public Works improvements, including street and alley reconstruction work may be required at the discretion of the Public Works Inspector.
17. 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.
18. All work conducted within the public right-of-way shall be approved under an encroachment permit issued by the Public Works Department.
19. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed unless an Encroachment Agreement is applied for and approved by the Public Works Department.
20. Two-car parking, including one enclosed garage space, shall be provided on site for each dwelling unit per requirements of the Zoning Code.
21. All vehicular access to the property shall be from the adjacent alley, unless otherwise approved by the City Council.
22. Disruption caused by construction work along roadways and by movement of construction vehicles shall be minimized by proper use of traffic control equipment and flagmen. Traffic control and transportation of equipment and materials shall be conducted in accordance with state and local requirements.
23. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible

and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Department Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.

24. County Sanitation District fees shall be paid prior to issuance of any building permits, if required by the Public Works Department or the Building Department.
25. Prior to recordation of the parcel map, park dedication fees for one dwelling unit shall be paid in accordance with Chapter 19.52 of the Newport Beach Municipal Code. This fee shall be paid at the time the map is submitted to the Public Works Department for plan check.
26. Subsequent to recordation of the parcel map, the applicant shall apply for a building permit for description change of the subject project development from "duplex" to "condominium." **The development will not be condominiums until this permit is finalized.** The building permit for the new construction shall not be finalized until after recordation of the Parcel Map.
27. This parcel map shall expire if the map has not been recorded within 3 years of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

### **APPEAL PERIOD**

The Zoning Administrator's decision may be appealed to the Planning Commission within 14 days of the action date. A \$600.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By:   
Zoning Administrator Javier S. Garcia, AICP

JSG:ks/es

Attachments: Vicinity Map

Appeared in Opposition: None

Appeared in Support: None

# VICINITY MAP



Parcel Map No. NP2008-004  
PA2008-021

**507 Poppy Avenue**