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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Page 1 of 5
Permit Application No. 5-96-122
Date July 25, 1996

ADMINISTRATIVE PERMIT

APPLICANT: Matthew A. and Suzanne Saracino

PROJECT DESCRIPTION: Addition of 499 square feet (71 square feet on the first floor, 428 square feet on the second floor) on the street-site of an existing 3,039 square foot, 22 foot high, two-story duplex currently used as a single-family residence, with an existing attached 528 square foot two-car garage. A third parking space is also proposed.

PROJECT LOCATION: 914 East Balboa Boulevard, City of Newport Beach, County of Orange

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:
Friday, August 16, 1996 at 9:00 a.m.
Crowne Plaza-Holiday Inn
5985 West Century blvd., Los Angeles

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

John T. Auyong

By: John T. Auyong
Title: Staff Analyst

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STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. Project Description

The applicants are proposing to add 499 square feet (71 square feet on the first floor, 428 square feet on the second floor) on the street-side of an existing 3,039 square foot, 22 foot high, two-story duplex currently used as a single-family residence. An attached 528 square foot two-car garage currently exists. An unenclosed third parking space is also being proposed on-site, as is a new interior elevator.

B. Public Access/Parking

Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by . . . (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation . . .

The subject site is located between the nearest public roadway and the shoreline of Newport Harbor. The subject site is within three blocks of the Balboa municipal pier and the beach, a popular beach-going area. When a private development does not provide adequate on-site parking, users of that private development are forced to occupy public parking that could be used by visitors to the coastal zone. Thus, all private development must provide adequate on-site parking to minimize adverse impacts on public access.

The Commission has consistently found that two parking spaces are necessary to satisfy the parking demand generated by an individual dwelling unit. The existing duplex (two-units) should thus provide four on-site parking spaces. However, only two parking spaces currently exist on-site. As it exists, then, there is a two space parking deficiency. One additional parking space is being proposed which would reduce the deficiency to one space. The proposed development thus would not completely eliminate the parking deficiency.

The duplex presently is used by the current owners as a single-family residence. However, the existing duplex is configured for use as two physically separate units. Thus, the structure could easily be used as two dwelling units as intended without improvements being made. Therefore, consideration of the parking deficiency is based on the as-built configuration of two dwelling units.

The proposed development consists of improvements to the existing duplex which result in the addition of more than 10% of internal floor area, but with no change in the existing number of dwelling units. Since no additional dwelling units are proposed, the proposed development would not result in an intensification of use of the site. Therefore, parking demand would not increase beyond the existing demand. In addition, the proposed development involves improvements to an existing structure rather than demolition of the existing structure and construction of a new structure. Therefore, the proposed development is not considered "new" development.

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Since the proposed development would not result in an intensification of use with the attendant increase in parking demand, the Executive Director determines that the proposed development will not increase the intensity of use of the existing duplex to an extent that warrants the need for additional parking at this time.

However, future development could result in an increase in the number of physical dwelling units beyond the two which currently exist, resulting in an intensification of use. This would result in an increase in parking demand and adverse impacts on public access. Therefore, the Executive Director determines that it is necessary to place a condition informing the current permittee and future owners of the subject site that a new coastal development permit, or an amendment to this permit, would be required for any future development of the subject site. This would allow for the review of future development for any potential adverse impacts to public access resulting from inadequate parking.

This type of special condition has been previously imposed by the Commission and the Executive Director for similar residential projects, such as condominium conversions and improvements to existing structures, which were not considered new development and which did not result in an intensification of use but did have inadequate parking based on the Commission's regularly used standards. These include administrative permits 5-93-211 (Coleman), 5-93-258 (Keys), 5-94-145 (Olsen), 5-94-209 (Noyes), and 5-94-229 (Batniji), and coastal development permits 5-95-060 (Rewers) and 5-95-067 (Pifer). Thus, as conditioned, the Executive Director determines that the proposed development would be consistent with Section 30252 of the Coastal Act.

C. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a local coastal program ("LCP") which conforms with the Chapter Three policies of the Coastal Act.

The City of Newport Beach Land Use Plan (LUP) was originally certified on May 19, 1982. As conditioned, the proposed development is consistent with the public access and recreation policies regarding parking of Chapter Three of the Coastal Act. Therefore, the Executive Director determines that approval of the proposed development as conditioned would not prejudice the City's ability to prepare a local coastal program consistent with the Chapter Three policies of the Coastal Act.

D. California Environmental Quality Act

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA).

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Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed development is located in an urban area. Development already exists on the subject site. The proposed development would not result in an intensification of use. All infrastructure necessary to serve the site exists in the area. The proposed project has been conditioned in order to be found consistent with the development policies regarding parking of Chapter Three of the Coastal Act. Mitigation measures requiring a permit or permit amendment for future development of the site, will minimize all significant adverse impacts.

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Executive Director determines that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. Future Improvement/Parking

This coastal development permit 5-96-122 is only for the development, located at 914 East Balboa Boulevard, in the City of Newport Beach (County of Orange) as expressly described and conditioned herein. Any future development, including but not limited to a change in the physical number of residential units, shall require an amendment to this permit from the Coastal Commission or its successor agency or a new coastal development permit.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

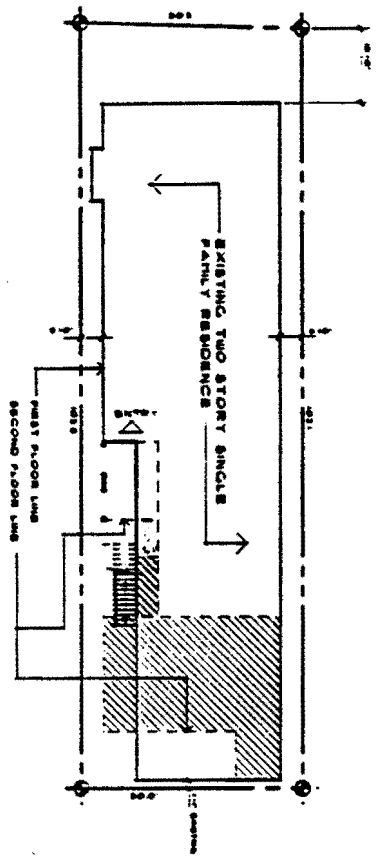
Applicant's Signature

Date of Signing

7309F:jta

SARACINO RESIDENCE

PLOT PLAN



5-96-122
COASTAL COMMISSION
SITE PLAN
 EXHIBIT # B
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AREA OF FIRST FLOOR ADDITION
 AREA OF SECOND FLOOR ADDITION

PROJECT DATA

OWNER: MR AND MRS MATTHEW SARACINO
 94 E BALBOA BLVD
 NEWPORT BEACH CA 92663
 PHONE (714) 731-0841

ARCHITECT: DONALD C STINE ARCHITECT
 4011 1/2 STREET
 NEWPORT BEACH CA 92663
 PHONE 440-1200

PROJECT DESCRIPTION: ADD NEW SECOND & BATH OVER EXISTING GARAGE FOR A NEW RESIDENCE TO EXISTING RESIDENCE

PROJECT LOCATION: 94 E BALBOA BLVD
 NEWPORT BEACH CA 92663

LAND USE ZONE: R-1

APPROXIMATE GROUP: R-1 RESIDENTIAL, ATTACHED

CONSTRUCTION: TYPE V, NON-SEWER

HEIGHT LIMITS: 35 FOOT AVENUE SIDE FLOOR
 35 FOOT MAXIMUM

SQUARE FOOTAGE CALCULATIONS:

EXISTING 1ST FLOOR	200	12
EXISTING 2ND FLOOR	200	12
TOTAL EXISTING	400	24
NEW 1ST FLOOR	200	12
NEW 2ND FLOOR	200	12
TOTAL NEW FLOOR	400	24
TOTAL BUILDING	800	48
TOTAL GROSS AREA	800	48

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 3 SECOND FLOOR PLAN
 4 ROOF PLAN
 5 EXTERIOR ELEVATIONS

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 COASTAL COMMISSION
 SOUTH COAST DISTRICT

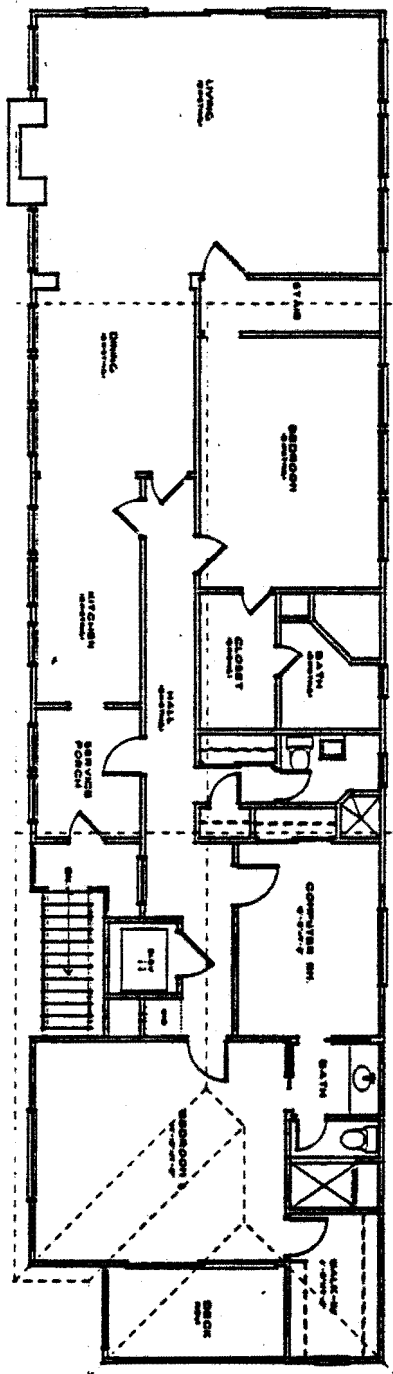
VICINITY MAP



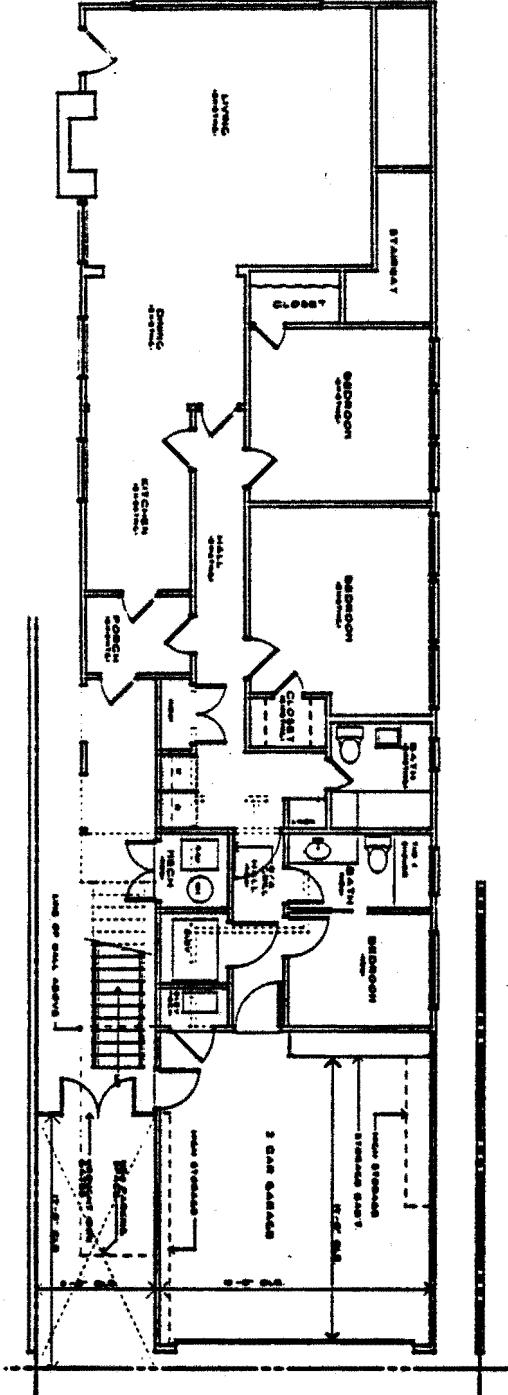
A RESIDENTIAL ADDITION FOR:
MR. AND MRS. MATTHEW SARACINO
 94 E BALBOA BLVD.
 NEWPORT BEACH, CA. 92663

STINE
 Donald C. Stine - Architect
 CB700

SECOND FLOOR PLAN



FIRST FLOOR PLAN



SCHEME A

5-96-122
 COASTAL COMMISSION
 FLOOR PLANS

EXHIBIT # C
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A RESIDENTIAL ADDITION FOR:
 MR. AND MRS. MATTHEW SARACINO
 94 E. BALBOA BLVD.
 NEWPORT BEACH, CA. 92663

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 MR. AND MRS. MATTHEW SARACINO
 94 E. BALBOA BLVD.
 NEWPORT BEACH, CA. 92663

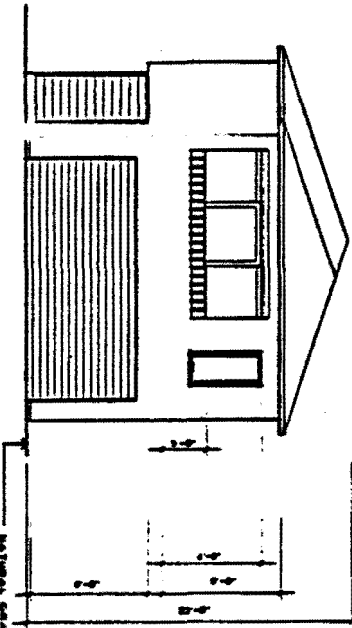
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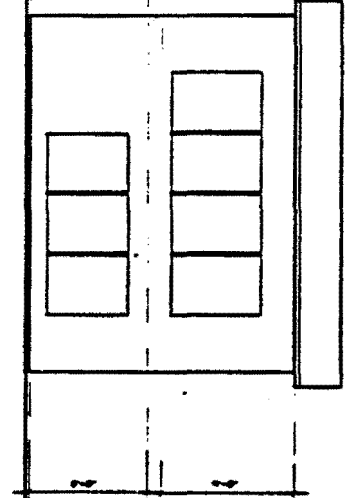
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W/1 015

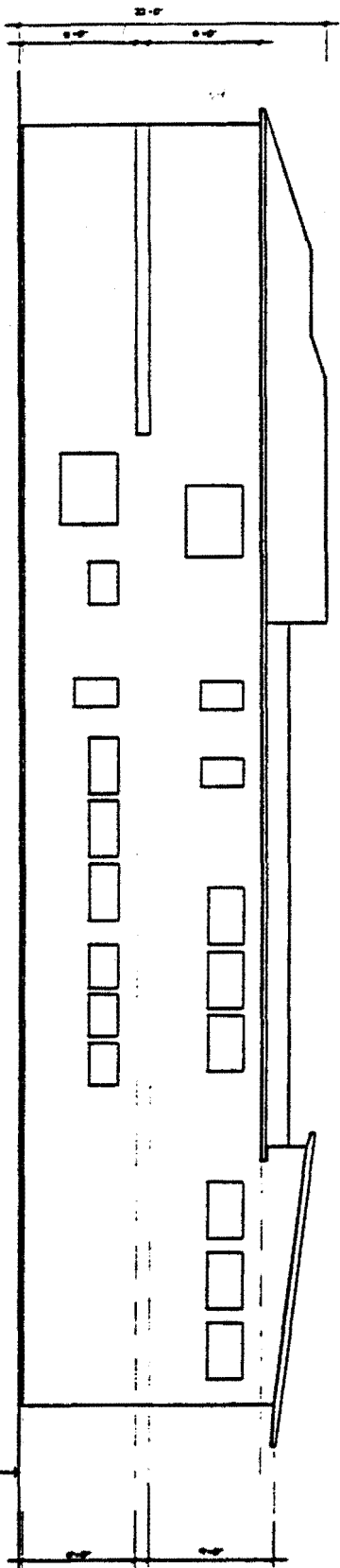
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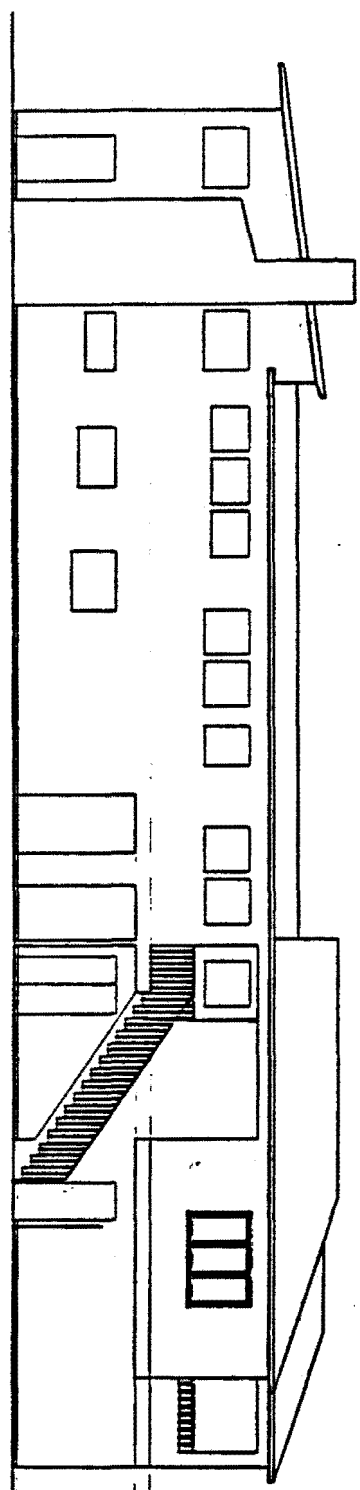
BAY SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



5-96-122
COASTAL COMMISSION
ELEVATIONS

EXHIBIT # D
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CALIFORNIA
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SOUTH EAST DISTRICT

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44
SCALE
DATE

A RESIDENTIAL ADDITION FOR
MR. AND MRS. MATTHEW SARACINO
94 E. BALBOA BLVD.
NEWPORT BEACH, CA 92643

STINE ARCHITECTS
D. Stine, Architect
92700