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FEB 04 2019

HUGH NGUYEN, CLERK-RECORDER

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Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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Notice of Exemption

2020020046

To: County Clerk County of Orange Public Services Division Santa Ana, CA 92702	From: City of Newport Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
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Project Title: 24 Harbor Island Property Line Wall Variance (PA2019-059), Coastal Development Permit CD2019-021, Variance VA2019-004	
Project Applicant: SoCal Land Co., LLC, PO Box 226789, Los Angeles, CA 90022, Blake Quinn, Manager, (562) 659-3454	
Project Location – Specific: 24 Harbor Island, Newport Beach, CA 92660 (See attached Vicinity Map)	
Project Location – City: Newport Beach	Project Location – County: Orange
Description of Nature, Purpose, and Beneficiaries of Project: Increase in height of segment of approved, unbuilt wall from 3.5' in height to 6' in height along southeasterly property line. The proposed segment of wall that would increase in height is located within a side setback area that is regulated as a front setback for the purpose of regulating accessory structures to title 20 (Planning and Zoning) and 21 (Local coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) because a site-specific setback is identified on Setback Map No S-8. Fences and walls may not exceed 3.5' in height in front setback areas pursuant to NBMC Sections 20.30.040 and 21.30.040 (Fences, Hedges, Walls, and Retaining Walls). The applicant requests approval of a variance to allow the increase in height of a segment of the approved, unbuilt, wall. The increased wall height will provide privacy and allow for the use of the property as a side yard, consistent with the prevailing development in the surrounding area.	
Name of Public Agency Approving Project: City of Newport Beach	Name of Person or Agency Carrying Out Project: SoCal Land Co., LLC
Exempt Status: (check one): <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268); <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)); <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); <input checked="" type="checkbox"/> Categorical Exemption. State type and section number: <u>Section 15303 (New Construction or Conversion of Small Structures)</u> <input type="checkbox"/> Statutory Exemptions. State code number: _____	
Reasons why project is exempt: Class 3 of Section 15303 New Construction or Conversion of Small Structures provides for the construction and location of limited numbers of new, small facilities or structures including but not limited to one single family residence or a second dwelling unit in residential zone. Class 3 also provides for the construction of accessory (Appurtenant) including but are not limited to garages, carports, patios, swimming pools, and fences. The proposed project includes the increase in height of a segment of an approved, unbuilt, wall which is accessory to the residential structure constructed on the site. The 120-foot long, 6-foot tall block wall segment along the southeasterly property line is depicted on Exhibit A. A side yard wall is an allowable type of accessory structure to be constructed at a residential property under Section 15303(e). The location of the wall was previously approved under building permit X2017-3743, and there is no change to the location of the wall. The proposed project will allow for an increase in height of a segment of the wall from 3.5' to 6' in height. The height increase will not result in any environmental impacts.	
Lead Agency Contact Person: Chelsea Crager, Associate Planner	Area Code/Telephone/Extension: (949) 644-3227
If filed by applicant: 1. Attach certified document of exemption finding. 2. Has a Notice of Exemption been filed by the public agency approving the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Signature: <u>[Signature]</u>	Date: January 23, 2020
Title: Associate Planner	

Signed by Lead Agency Signed by Applicant

Governor's Office of Planning & Research

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Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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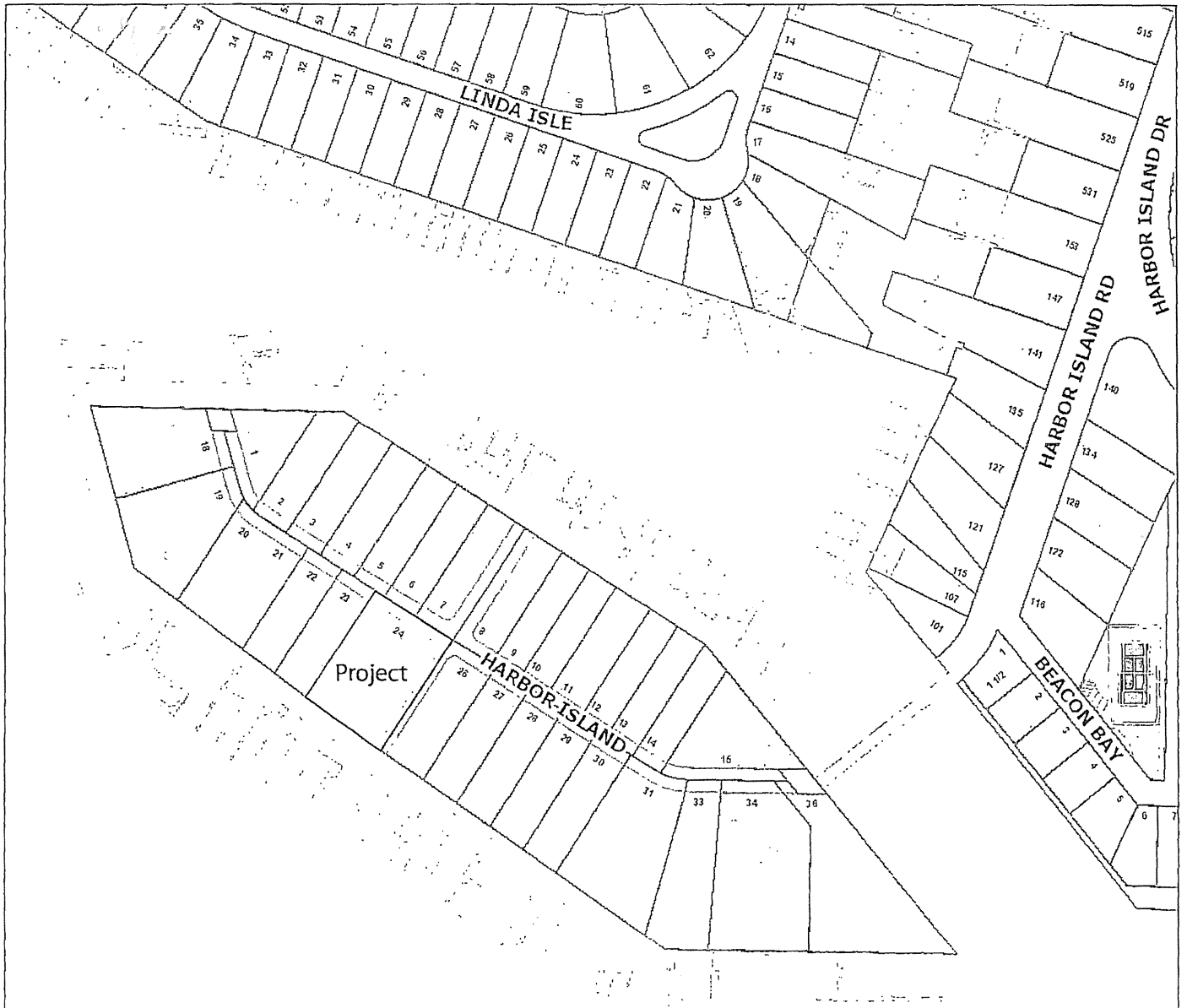
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[Signature]

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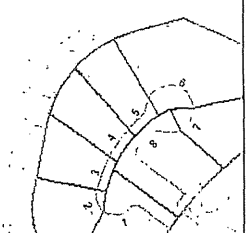
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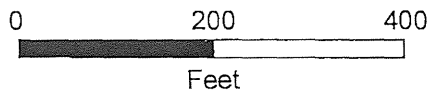
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NEWPORT BEACH



Disclaimer:

Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

1/27/2020

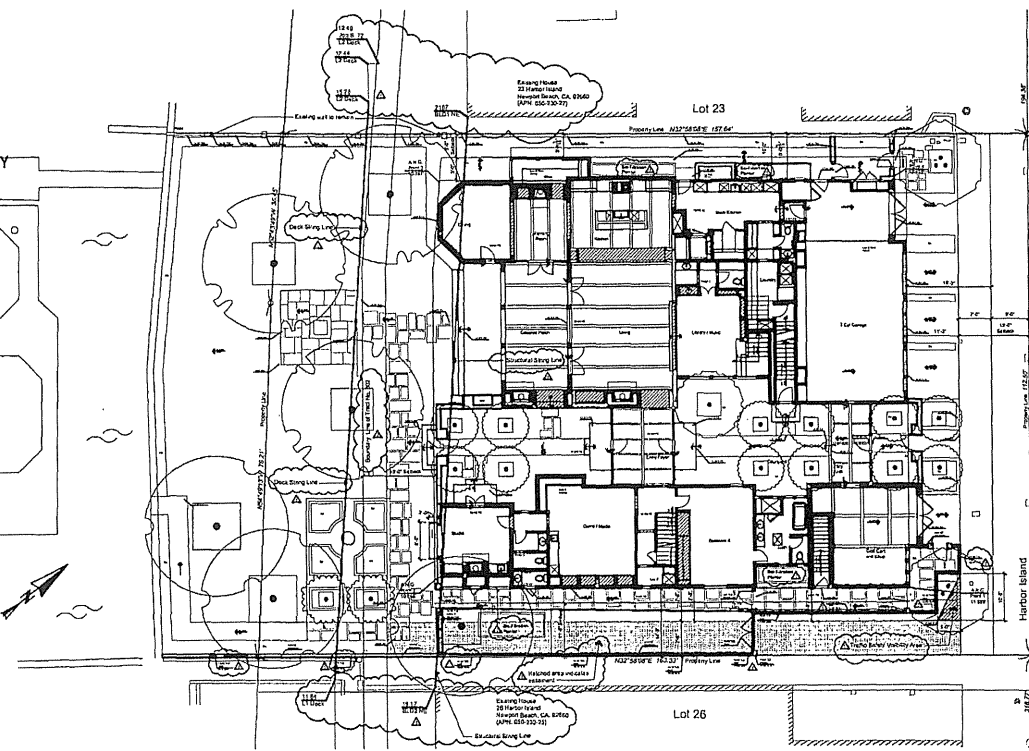
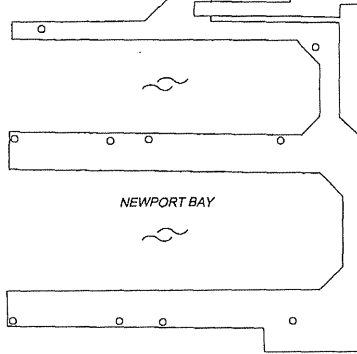
Vicinity Map

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FORREST STUDIO
 522 HIGHLAND AVENUE
 SUITE 101
 NEWPORT BEACH, CA 92660
 949-441-1278
 1845 HARBOR ISLAND DRIVE
 NEWPORT BEACH, CA 92660
 949-441-1278

RITNER GROUP
 10000 15TH STREET, SUITE 100
 NEWPORT BEACH, CA 92660
 TELEPHONE: (949) 441-3261 FAX: (949) 441-3262
 RITNER GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, SEX, AGE, NATIONAL ORIGIN, ANCESTRY, OR HANDICAP. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND YOU NEED ASSISTANCE IN APPLYING FOR A POSITION, PLEASE CONTACT US AT (949) 441-3262.



HARBOR ISLAND RESIDENCE
 21 Harbor Island
 Newport Beach, CA 92660

Lot 26 & 28 of Tract 502
 APRIL 02 2005-02

TELEPHONE:
 FAX:

PROJECT MANAGER: JOR
 PROJECT DESIGNER: LUY
 PROJECT NUMBER: 13023
 PROJECT DATE: 1/2012-4/11/12

ARCHITECTURAL SITE PLAN

PROJECT ADDRESS:
 21 HARBOR ISLAND, CA 92660
 ALL CITY PROJECT NUMBER: 0007004
 LOT # 21, 26, 28, 29, 30

SP-1.1

PROJECT NUMBER: 13023

BY: *[Signature]*
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 Architectural Site Plan

GENERAL NOTES:

1. Refer to the Drainage Plan sheets for existing grade elevations and finish grade elevations.
2. Surveyor or Engineer shall permanently monument property corners or offsets before siting building.
3. Foundations, Caisson, Walls, Pier and Retain, Pile caps, and other retaining structures cannot exceed 6' maximum from natural Grade within required side yard setback.
4. Finish grade within 10' of the new structural addition shall be sloped a minimum of 2% away from the building for drainage purpose.
5. Addition, remodels or renovations of a single family home with an existing pool require the suction outlet of the existing pool, spa, or hot tub to be upgraded so as to be equipped with an approved and recognized cover meeting the current standards of ASTM or ASME per section 116200 HSC.
6. The discharge of potteries to any storm drainage system is prohibited. No soil waste, petroleum, hydrocarbons, and petroleum, construction waste materials, or hazardous materials on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drainage system.
7. In accordance with Planning Area 6 (PA6) of the Harbor Island Zone Ordinance and Ordinance Plan (POC). This house is Single Family Dwelling.

Area Tabulation

Level	Description	Area (Sq. Ft.)
Main Level <td>Max Living <td>2,321 Sq. Ft.</td> </td>	Max Living <td>2,321 Sq. Ft.</td>	2,321 Sq. Ft.
Main Level <td>Main Living Floor <td>1,553 Sq. Ft.</td> </td>	Main Living Floor <td>1,553 Sq. Ft.</td>	1,553 Sq. Ft.
Main Level <td>Main Living <td>1,553 Sq. Ft.</td> </td>	Main Living <td>1,553 Sq. Ft.</td>	1,553 Sq. Ft.
Main Level <td>Upper Level <td>1,553 Sq. Ft.</td> </td>	Upper Level <td>1,553 Sq. Ft.</td>	1,553 Sq. Ft.
Main Level <td>Basement 2 & 3 <td>845 Sq. Ft.</td> </td>	Basement 2 & 3 <td>845 Sq. Ft.</td>	845 Sq. Ft.
Main Level <td>Basement 5 / Gym <td>845 Sq. Ft.</td> </td>	Basement 5 / Gym <td>845 Sq. Ft.</td>	845 Sq. Ft.
Main Level <td>Total Living <td>8,314 Sq. Ft.</td> </td>	Total Living <td>8,314 Sq. Ft.</td>	8,314 Sq. Ft.
Main Level <td>Basement <td>1,698 Sq. Ft.</td> </td>	Basement <td>1,698 Sq. Ft.</td>	1,698 Sq. Ft.
Main Level <td>Basement 2 & 3 <td>1,698 Sq. Ft.</td> </td>	Basement 2 & 3 <td>1,698 Sq. Ft.</td>	1,698 Sq. Ft.
Main Level <td>Basement 5 / Gym <td>1,698 Sq. Ft.</td> </td>	Basement 5 / Gym <td>1,698 Sq. Ft.</td>	1,698 Sq. Ft.
Main Level <td>3 Car Garage <td>1,083 Sq. Ft.</td> </td>	3 Car Garage <td>1,083 Sq. Ft.</td>	1,083 Sq. Ft.
Main Level <td>Garage <td>431 Sq. Ft.</td> </td>	Garage <td>431 Sq. Ft.</td>	431 Sq. Ft.
Main Level <td>Total Gross Area (Floor Levels + 3 Car Garage) <td>9,716 Sq. Ft.</td> </td>	Total Gross Area (Floor Levels + 3 Car Garage) <td>9,716 Sq. Ft.</td>	9,716 Sq. Ft.

Planning Criteria

Category	Description	Value
Setback	Front	10'
Setback	Rear	5'
Setback	Side Yard	5'
Setback	Side Yard	5'
Setback	Maximum Height	30'
Setback	Maximum Floor Area Limit	9,716 sq. ft.
Setback	Minimum Floor Area Limit	1,500 sq. ft.
Setback	Open Space Requirement	10%
Setback	Open Space Requirement	10%
Setback	Open Space Requirement	10%

EXHIBIT A

FILED 2019/02/04 10:00 AM