



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

100 Civic Center Drive, CDM Conference Room (Bay E-1st Floor)

Thursday, April 28, 2016 - 3:30 PM

Zoning Administrator Members:

Patrick J. Alford, Zoning Administrator

The Zoning Administrator meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Patrick J. Alford, Zoning Administrator, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3235 or palford@newportbeachca.gov.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Community Development Department 24 hours prior to the scheduled meeting.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal 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.

I. CALL MEETING TO ORDER

II. APPROVAL OF MINUTES

1. Minutes of March 24, 2016

[Draft Minutes of 03-24-2016 \(continued from 04-14-2016 ZA Hearing\)](#)

2. Minutes of April 14, 2016

[Draft Minutes of 04-14-2016](#)

III. PUBLIC HEARING(S)

1. 710 Goldenrod Avenue Tentative Parcel Map (PA2016-036) Site Location: 710 Goldenrod Avenue

Project Summary

A Tentative Parcel Map for two-unit condominium purposes. A single-unit dwelling was demolished and will be replaced with a new two-unit dwelling. The Tentative Parcel Map would allow each unit to be sold individually. No deviations to Title 19 (Subdivisions) development standards are proposed with this application.

CEQA Compliance

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

Recommended Action

1. Conduct a public hearing; and
2. Adopt Draft Zoning Administrator Resolution No. __ approving Tentative Parcel Map No. NP2016-004.

[Item No. 1 Staff Report](#)

2. **601 Iris Avenue Tentative Parcel Map (PA2016-037)**
Site Location: 601 and 601 1/2 Iris Avenue

Project Summary

A Tentative Parcel Map for two-unit condominium purposes. A two-unit dwelling was demolished and will be replaced with a new two-unit dwelling. The Tentative Parcel Map would allow each unit to be sold individually. No deviations to Title 19 (Subdivisions) development standards are proposed with this application.

CEQA Compliance

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

Recommended Action

1. Conduct a public hearing; and
2. Adopt Draft Zoning Administrator Resolution No. __ approving Tentative Parcel Map No. NP2016-005.

[Item No. 2 Staff Report](#)

3. **19 Lochmoor Lane Lot Line Adjustment (PA2015-223)**
Site Location: 19 Lochmoor Lane and 1 Big Canyon Drive

Project Summary

A lot line adjustment application to adjust the boundary between two contiguous parcels located in Big Canyon. Land will be taken from 1 Big Canyon Drive and reallocated to 19 Lochmoor Lane. There will be no change in the number of parcels.

CEQA Compliance

The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

Recommended Action

1. Conduct a public hearing; and
2. Adopt Draft Zoning Administrator Resolution No. ___ approving Lot Line Adjustment No. LA2015-008.

[Item No. 3 Staff Report](#)

4. **Araiya Thai Massage Minor Use Permit (PA2016-038)**
Site Location: 333 Old Newport Boulevard, Suite A

Project Summary

A minor use permit to allow the operation of an independent massage establishment on the second floor of an existing two-story multi-tenant commercial building. The establishment will provide three treatment rooms, an employee lounge, and areas for office and storage. A maximum of three massage therapists will be on site at one time. Included is a request to waive location restrictions associated with massage establishments.

CEQA Compliance

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

Recommended Action

1. Conduct a public hearing; and
2. Adopt Draft Zoning Administrator Resolution No. ___ approving Minor Use Permit No. UP2016-009.

[Item No. 4 Staff Report](#)

5. **Forte Kabob Minor Use Permit (PA2016-043)**
Site Location: 2233 W. Balboa Boulevard, Suite 103

Project Summary

A minor use permit to allow the operation of a take-out service limited, eating and drinking establishment in an existing mixed-use building. No late hours (after 11:00 p.m.) or alcohol service are proposed as part of this application. The proposal includes six seats for patrons.

CEQA Compliance

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

Recommended Action

1. Conduct a public hearing; and
2. Adopt Draft Zoning Administrator Resolution No. ___ approving Minor Use Permit No. UP2016-011.

[Item No. 5 Staff Report](#)

6. **Annual Review of Development Agreement for North Newport Center (PA2009-023)**

Site Location: Sub-areas of Fashion Island; Block 100, Block 400, Block 500, Block 600, and Block 800 of Newport Center Drive; and San Joaquin Plaza

Project Summary

An annual review of Development Agreement No. DA2007-002 for North Newport Center, pursuant to Section 15.45.080 of the Municipal Code and Section 65865.1 of the California Government Code. The Development Agreement, executed in 2008 and amended in 2012, vested development rights for regional commercial, office, mixed-use, and residential uses in North Newport Center and required public benefit contributions to the City. The Zoning Administrator will review Irvine Company's good faith compliance with the provisions of the Development Agreement. North Newport Center includes the following sub-areas: Fashion Island; Block 100, Block 400, Block 500, Block 600, and Block 800 of Newport Center Drive; and San Joaquin Plaza.

CEQA Compliance

The project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15321 (Class 21 - Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

Recommended Action

1. Conduct a public hearing;
2. Find the review exempt from the California Environmental Quality Act (CEQA) pursuant to Section 25321 (Class 21 - Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines;
3. Find that the applicant has demonstrated good faith compliance with the terms of the Development Agreement; and
4. Receive and file the Annual Report of the Development Agreement for North Newport Center.

[Item No. 6 Staff Report](#)

[Item No. 6a Additional Materials Received Request for Continuance PA2009-023](#)

7. **City of Newport Beach Community Recreation Facility (PA2016-048)**

Site Location: 868-870 West 16th Street

Project Summary

A minor use permit is requested to use a 5,000-square-foot tenant space for community recreation classes (Health and Fitness Facility, Large land use). The use will primarily operate in the earlier morning and evening hours and will offer a wide variety of recreational programs for between 5 and 20 participants.

CEQA Compliance

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities).

Recommended Action

1. Conduct a public hearing; and
2. Adopt Draft Zoning Administrator Resolution No. ___ approving Minor Use Permit No. UP2016-013.

[Item No. 7 Staff Report](#)

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

V. ADJOURNMENT