



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, August 9, 2018 - 3:00 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.

Please Note: All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

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. REQUEST FOR CONTINUANCES

III. APPROVAL OF MINUTES

1. Minutes of July 26, 2018

Approve and file.

[DRAFT MINUTES OF 07-26-18](#)

IV. PUBLIC HEARING ITEMS

2. Malek Tentative Parcel Map No.NP2018-019 (PA2018-125) Site Location: 710 and 701-1/2 Narcissus Avenue

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel map would allow each unit to be sold individually.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15 (Minor Land Divisions) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Tentative Parcel Map No. NP2018-019.

[ITEM NO. 2 STAFF REPORT](#)

3. **Sailhouse Newport Island, LLC Residences and Tentative Parcel Map No. NP2018-017 and Coastal Development Permit No. CD2018-051 (PA2018-117)**
Site Location: 411 39th Street

Project Summary

A coastal development permit to allow the construction of a new three-story, 3,572-square-foot, two-unit residence including two attached single-car garages and two carport parking spaces. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development standards and no deviations are requested. The request also includes a tentative parcel map for condominium purposes. The Tentative Parcel map would allow each unit to be sold individually. No waivers of Title 19 (Subdivisions) are proposed.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt under Section 15303 of the State California Environmental Quality Act (CEQA) Guidelines - Class 3 (New Construction or Conversion of Small Structures); and under Section 15315 of the State CEQA Guidelines - Class 15 (Minor Land Divisions), because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2018-051 and Tentative Parcel Map No. NP2018-017.

[ITEM NO. 3 STAFF REPORT](#)

[3a Sailhouse Newport Island LLC Residences PA2018-117](#)

4. **Birch Street Lot Merger No. LM2018-003 (PA2018-113)**
Site Location: 4301 and 4321 Birch Street

Project Summary

A lot merger application and request to waive the parcel map requirement for two contiguous properties under common ownership. The merger would combine two legal lots into a single parcel. The parcel will meet all Zoning and Subdivision Code standards and no deviations are requested.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. ZA2018-___ approving Lot Merger No. LM2018-003.

[ITEM NO. 4 STAFF REPORT](#)

5. **Stupin Demolition and Parcel Map No. NP2018-012 and Coastal Development Permit No. CD2018-045 (PA2018-100)**
Site Location: 3312-3318, 3322, and 3324 Via Lido

Project Summary

The applicant requests a coastal development permit and tentative parcel map to demolish the existing two-unit residential condominium structure and four-unit residential apartment structure, and consolidate the two properties into one parcel for future use as a single-building site. No new construction is included in this application.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15315 Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions), because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2018-045 and Tentative Parcel Map No. NP2018-012.

[ITEM NO. 5 STAFF REPORT](#)

V. 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.

VI. ADJOURNMENT