



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, October 11, 2018 - 3:00 PM

Zoning Administrator Members:
James Campbell, 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 September 27, 2018

Approve and file.

[DRAFT MINUTES OF 09-27-18](#)

IV. PUBLIC HEARING ITEMS

- ##### 2. 505 Poppy LLC Residential Condominiums Tentative Parcel Map No. NP2018-025 (PA2018-175) Site Location: 505 and 505-½ Poppy Avenue

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. An existing duplex will be demolished and replaced by a new duplex that complies with all current Zoning and Building Code requirements. The approval of Tentative Parcel Map would allow each unit to be sold individually. No waivers of Title 19 (Subdivision) requirements are proposed.

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. NP2018-025.

[ITEM NO. 2 STAFF REPORT](#)

3. **Patterson Residential Condominiums Coastal Development Permit No. CD2018-075 and Tentative Parcel Map No. NP2018-026 (PA2018-176)**
Site Location: 312 35th Street

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. An existing single-family residence has been demolished and a new duplex is currently under construction. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel Map would allow each unit to be sold individually. The Tentative Parcel Map also requires the approval of a Coastal Development Permit pursuant to Title 21 Local Coastal Program Implementation Plan in the Municipal Code.

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), 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. CD2018-075 and Tentative Parcel Map No. NP2018-026.

[ITEM NO. 3 STAFF REPORT](#)

4. **Big Canyon Coastal Habitat Restoration and Adaptation - Phase 2A Coastal Development Permit No. CD2018-027 and Mitigated Negative Declaration No. ND2018-001 (PA2018-078)**
Site Location: 1900 Back Bay Drive, APN 440-092-79, Big Canyon Park,

generally bounded by Back Bay Drive, Amigos Way, Jamboree Road, and Park Newport Drive

Project Summary

A coastal development permit and mitigated negative declaration for the Phase 2a habitat restoration at an 11.3-acre site located at the mouth of Big Canyon (APN 440-092-79). The City of Newport and the Newport Bay Conservancy propose to restore historic riparian habitat by removing non-native vegetation and replanting native species, creating a mosaic of native and sustainable habitats, stabilizing the creek and floodplain with erosion control measures, and enhancing public access and education within the Big Canyon Nature Park with improved trails and closure of illegal trails. The project also includes maintenance of the restored habitat area and erosion quality measures to ensure that the plants are established and erosion features function as designed.

NOTICE IS HEREBY FURTHER GIVEN that a Mitigated Negative Declaration has been prepared by the City of Newport Beach in connection with the application noted above. The Mitigated Negative Declaration states that the subject development will not result in a significant effect on the environment. It is the present intention of the City to accept the Mitigated Negative Declaration and supporting documents. This is not to be construed as either approval or denial by the City of the subject application. The City encourages members of the general public to review and comment on this documentation. Copies of the Mitigated Negative Declaration and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqa. The public comment period for the Mitigated Negative Declaration begins on September 4, 2018 through October 4, 2018, at 5:30 p.m.

Recommended Action

1. Conduct a public hearing;
2. Adopt Draft Zoning Administrator Resolution No. _ adopting Mitigated Negative Declaration No. MD2018-001 (SCH No. 2018081098) and approving Coastal Development Permit No. CD2018-027.

[ITEM NO. 4 STAFF REPORT](#)

[4a Additional Material Received PA2018-078](#)

[4b Additional Material Received PA2018-078](#)

[4c Additional Material Received PA2018-078](#)

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