



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, January 10, 2019 - 3:00 PM

Zoning Administrator Members:
Patrick 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. Draft Minutes of December 13, 2018

Recommended Action

1. Approve and File

[Draft Minutes of December 13, 2018](#)

IV. PUBLIC HEARING ITEMS

2. Newport Beach Country Club - Golf Club Site - Annual Development Agreement Review No. DA2010-005 (PA2016-094)

Site Location: 2 Clubhouse Drive (formerly 1600 East Coast Highway)

Project Summary

Pursuant to Section 15.45.080 of the Municipal Code and Section 65865.1 of the California Government Code, the City is conducting a review of Development Agreement No. DA2010-005 for the Newport Beach Country Club. The Development Agreement was executed in 2012, and it ensures the orderly construction of a golf clubhouse of up to 56,000 square feet in size, associated parking lot and maintenance facility. The Zoning Administrator will review Newport Beach Country Club's good faith compliance with the provisions of the Development Agreement.

Recommended Action

1. Conduct a public hearing;
2. Find the annual review 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;
3. Receive and file the Annual Report of Development Agreement for Newport Beach Country Club - Golf Club Site; and
4. Find that the applicant is in good faith compliance with the terms of Development Agreement No. DA2010-005; and upon completion of the project, no further review of the Development Agreement will be necessary.

[ITEM NO. 2 STAFF REPORT](#)

3. **Stavros Residential Condominiums Tentative Parcel Map
No. NP2018-024 and Coastal Development Permit
No. CD2018-064 (PA2018-147)
Site Location: 1034 West Balboa Boulevard**

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 of the 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 Tentative Parcel Map No. NP2018-024 and Coastal Development Permit No. CD2018-064.

[ITEM NO. 3 STAFF REPORT](#)

4. **Bay House Landscape Improvements Coastal Development Permit No. CD2018-096 (PA2018-243)**
Site Location: 2100 East Balboa Boulevard

Project Summary

A coastal development permit to construct a covered porch, outdoor fireplace, pool and spa, and landscaping. Coastal Development Permit No. CD2018-018 was previously issued by the Zoning Administrator on March 29, 2018, authorizing the demolition of the existing single-family residence.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines - Class 3 (New Construction or Conversion of Small Structures), 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. CD2018-096.

[ITEM NO. 4 STAFF REPORT](#)

5. **Towaco Residential Condominiums Tentative Parcel Map No. NP2018-029 (PA2018-202)**
Site Location: 606 and 606 ½ Larkspur Avenue

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. A residential duplex was demolished and a new duplex is under construction pursuant to Zoning and Building Code requirements. The Tentative Parcel Map will 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 from the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the 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 Tentative Parcel Map No. NP2018-029.

[ITEM NO. 5 STAFF REPORT](#)

6. **Cefalia Residential Condominiums Tentative Parcel Map**
No. NP2018-034 (PA2018-250)
Site Location: 517 and 517 ½ Bolsa Avenue

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. An existing residential duplex will be demolished and replaced with the construction of a new duplex, pursuant to Zoning and Building Code requirements. 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 of the 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 Tentative Parcel Map No. NP2018-034.

[ITEM NO. 6 STAFF REPORT](#)

7. **602 Acacia, LLC Residential Condominiums Tentative Parcel**
Map No. NP2018-028 and Coastal Development Permit
No. CD2018-078 (PA2018-203)
Site Location: 602 Acacia Avenue

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. A single-family residence was demolished and a new duplex is under construction pursuant to Zoning and Building Code requirements. The Tentative Parcel Map will allow each unit to be sold individually. No waivers of Title 19 (Subdivision) requirements are requested. The Tentative Parcel Map also requires the approval of a coastal development permit pursuant to Newport Beach Municipal Code (NBMC) Title 21 (Local Coastal Program Implementation Plan).

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the 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 Tentative Parcel Map No. NP2018-028 and Coastal Development Permit No. CD2018-078.

[ITEM NO. 7 STAFF REPORT](#)

8. **323 Marguerite, LLC Residential Condominiums Tentative Parcel Map No. NP2018-033 and Coastal Development Permit No. CD2018-101 (PA2018-231)**
Site Location: 323 Marguerite Avenue, Units A and B

Project Summary

A request for a tentative parcel map for two-unit condominium purposes. An existing residential duplex has been demolished and a new duplex is currently under construction pursuant to Zoning and Building Code requirements. No waivers of Title 19 (Subdivisions) are requested. 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 of the 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 Tentative Parcel Map No. NP2018-033 and Coastal Development Permit No. CD2018-101.

[ITEM NO. 8 STAFF REPORT](#)

9. **3900 Channel Place Residence Coastal Development Permit No. CD2018-086 (PA2018-209)**
Site Location: 3900 Channel Place

Project Summary

A coastal development permit to allow the construction of a new three-story, 3,051-square-foot, single-family residence including an attached two-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development 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 15303 of the CEQA Guidelines - Class 3 (New Construction or Conversion of Small Structures), 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. CD2018-086.

[ITEM NO. 9 STAFF REPORT](#)

- 10. 3902 Channel Place Residence Coastal Development Permit
No. CD2018-087 (PA2018-210)
Site Location: 3902 Channel Place**

Project Summary

A coastal development permit to allow the construction of a new three-story, 3,019-square-foot, single-family residence including an attached two-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development 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 15303 of the CEQA Guidelines - Class 3 (New Construction or Conversion of Small Structures), 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. CD2018-087.

[ITEM NO. 10 STAFF REPORT](#)

- 11. 3904 Channel Place Residence Coastal Development Permit
No. CD2018-088 (PA2018-211)
Site Location: 3904 Channel Place**

Project Summary

A coastal development permit to allow the construction of a new three-story, 3,153-square-foot, single-family residence including an attached two-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development 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 15303 of the CEQA Guidelines - Class 3 (New Construction or Conversion of Small Structures), 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. CD2018-088.

[ITEM NO. 11 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