



# CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, June 13, 2019 - 3:00 PM

**Zoning Administrator Members:**  
**Rosalinh Ung, Zoning Administrator**

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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](mailto: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](http://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 May 30, 2019

#### *Recommended Action*

1. Approve and File

[Draft Minutes of 05-30-2019](#)

[III.1 Additional Materials Received Feibleman Draft Minutes](#)

## IV. PUBLIC HEARING ITEMS

### 2. Narcissus Waterpointe, LLC Residential Condominiums

**Tentative Parcel Map No. NP2019-005 (PA2019-068)**

**Site Location: 613 and 613 ½ Narcissus Avenue**

***Project Summary***

A request for a tentative parcel map for two-unit condominium purposes. A duplex has been demolished and a new duplex is currently 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. Continue this item to the Zoning Administrator hearing on July 25, 2019, per the applicant's request.

**[ITEM NO. 2 STAFF REPORT](#)**

3. **South Bayfront Waterpointe, LLC. Residences Tentative Parcel Map No. NP2019-004 and Coastal Development Permit No. CD2019-015 (PA2019-062) and CD2019-016 (PA2019-063)**  
**Site Location: 400 and 402 South Bay Front**

***Project Summary***

A request for a tentative parcel map to divide an existing 5,180-square-foot parcel into two parcels for the purpose of constructing two single-family residences. A request for a coastal development permit to allow the construction of a new 2,743-square-foot, single-family residence with an attached 464-square-foot, two-car garage on Parcel 1. A request for a coastal development permit to allow the construction of a new 2,659-square-foot, single-family residence with an attached 450-square-foot, two-car garage on Parcel 2. The proposed development also includes accessory elements such as walls, fences, patios, hardscape, drainage devices and landscaping. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. 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 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 Coastal Development Permit No. CD2019-015, and draft Zoning Administrator Resolution No. \_ approving Tentative Parcel Map No. NP2019-004 and Coastal Development Permit No. CD2019-016.

**[ITEM NO. 3 STAFF REPORT](#)**

4. **Glidewell Residence Coastal Development Permit No. CD2019-014 (PA2019-053)**

**Site Location: 2300 Mesa Drive**

***Project Summary***

A coastal development permit to allow the addition of a 3,120-square-foot solarium, a 4,410-square-foot basement, a 437-square-foot kitchen expansion, a 332-square-foot stair enclosure and restrooms, and a 1,543-square-foot covered outdoor patio to an existing single-family residence. A coastal development permit is required because the proposed square footage exceeds 10 percent of the existing floor area. The proposed project complies with all applicable development standards including height and setbacks. 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 15301 of the CEQA Guidelines - Class 1 (Existing Facilities), 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. CD2019-014.

[ITEM NO. 4 STAFF REPORT](#)

[4a Additional Materials Received Rinker PA2019-053](#)

**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**