



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, August 15, 2019 - 3:00 PM

Zoning Administrator Members:
Rosalinh Ung, 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 Rosalinh Ung, 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) 644-3208 or rung@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 July 25, 2019**

Recommended Action

- 1. Approve and File

[Draft Minutes of July 25, 2019](#)

IV. PUBLIC HEARING ITEMS

- 2. Pleasantville Road Partners, LLC Residential Condominiums
Coastal Development Permit No. CD2019-022 and Tentative
Parcel Map No. NP2019-007 (PA2019-071)
Site Location: 319 Jasmine 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. 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 - 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 Coastal Development Permit No. CD2019-022 and Tentative Parcel Map No. NP2019-071.

[ITEM NO. 2 STAFF REPORT](#)

- 3. Jack's Surfboards/Jack's Girls Outdoor Sales Limited Term
Permit No. XP2019-008 (PA2019-125)
Site Location: 2727 Newport Boulevard, Suite 101**

Project Summary

A Limited Term Permit for a period of 12 months to allow outdoor sales of store merchandise within three parking spaces of the on-site parking lot in front of the Jack's Surfboards/Jack's Girls location. The outdoor sales may take place on various dates requested by the applicant, up to nine times throughout the 12-month period beginning with the date of the first sale scheduled for August 30, 2019. Each sale may last up to four consecutive days.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 - Class 4 (Minor Alterations to Land) 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 Limited Term

Permit No. XP2019-008.

[ITEM NO. 3 STAFF REPORT](#)

- 4. Fluter-Collins Residence Coastal Development Permit
No. CD2019-023 (PA2019-097)
Site Location: 2104 East Ocean Front**

Project Summary

A request for a coastal development permit to allow the demolition of an existing single-family residence and construction of a new 3,603-square-foot, single-family residence with an attached 587-square-foot, three-car garage. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. No development is proposed seaward of the private property. 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 - Class 3 (New Construction or Conversion of Small Structures) 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 Coastal Development Permit No. CD2019-023.

[ITEM NO. 4 STAFF REPORT](#)

[4a Additional Materials Received Staff PA2019-097](#)

- 5. Steckler Residence Coastal Development Permit
No. CD2019-032 (PA2019-119)
Site Location: 132 South Bay Front**

Project Summary

A request for a coastal development permit to allow the demolition of an existing single-family residence and the construction of a new 2,723-square-foot single-family residence with a 458-square-foot attached garage. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 - Class 3 (New Construction or Conversion of Small Structures) 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 Coastal Development Permit No. CD2019-032.

[ITEM NO. 5 STAFF REPORT](#)**6. Mulflur Residential Condominiums Coastal Development Permit****No. CD2019-031 and Tentative Parcel Map No. NP2019-010****(PA2019-104)****Site Location: 512 and 512 ½ Begonia Avenue*****Project Summary***

A request for a tentative parcel map for two-unit condominium purposes. An existing duplex will be demolished and a new duplex will be constructed in its place. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel Map will 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 - 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 Coastal Development Permit No. CD2019-031 and Tentative Parcel Map No. NP2019-010.

[ITEM NO. 6 STAFF REPORT](#)**7. 944 Via Lido Nord House Demolition Coastal Development****Permit No. CD2018-111 (PA2018-279)****Site Location: 944 Via Lido Nord*****Project Summary***

A request for a coastal development permit to allow the demolition of an existing 4,939-square-foot single family residence and the improvement of a private lawn area for the same property owner located at 940 Via Lido Nord. The new improvements consist of the installation of approximately 4,027 square feet of new landscaped and hardscaped areas which will be used by the owner for personal recreational use. The existing bulkhead, the existing dock, and the existing cantilevered patio will not be demolished and will be left in their current locations.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 - Class 1 Existing Facilities 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 Coastal

Development Permit No. CD2018-111.

[ITEM NO. 7 STAFF REPORT](#)

[7a Additional Materials Received Conzelman PA2018-279](#)

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