



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, January 16, 2020 - 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 James Campbell, 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) 644-3210 or jcampbell@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 November 14, 2019**

Recommended Action

 1. Approve and File

[Draft Minutes of November 14, 2019](#)
 2. **Draft Minutes of December 12, 2019**

Recommended Action

 1. Approve and File

[Draft Minutes of December 12, 2019](#)

IV. PUBLIC HEARING ITEMS

- 3. Monica Lisa Corporation Duplex Coastal Development**
Permit No. CD2019-046 (PA2019-178)
Site Location: 912 and 912 1/2 East Ocean Front

Project Summary

A request for a coastal development permit to allow the demolition of an existing duplex and the construction of a new 3,413-square-foot, two-family residence including a 726-square-foot, attached four-car garage. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, and drainage devices. The proposed residence 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 15303 under 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. CD2019-046.

ITEM NO. 3 STAFF REPORT

3a Additional Materials Received Demir PA2019-178

- 4. Moore Residence Coastal Development Permit No. CD2019-058**
(PA2019-230)
Site Location: 732 Via Lido Nord

Project Summary

A request for a coastal development permit to allow the demolition of an existing single-family residence and construction of a new 4,440-square-foot, single-family residence with an attached 789-square-foot, three-car garage. The project includes accessory appurtenances such as walls, fences, patios, drainage devices, and landscaping. The property contains a private bulkhead which is proposed to be repaired and maintained. The project complies with all applicable development standards including height, setbacks, and floor area limits, and no deviations are requested. All proposed improvements are located within the confines of the private property.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under 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. CD2019-058.

[ITEM NO. 4 STAFF REPORT](#)

5. **Dolphin Rental Newport Beach Boat Rental Coastal Development Permit No. CD2019-017 and Limited Term Permit No. XP2019-002 (PA2019-074)**
Site Location: 2406 Newport Boulevard

Project Summary

A request for a limited term permit (more than 90 days) and associated coastal development permit (CDP) to allow the temporary operation of an electric boat rental business for up to one year. The electric boats will be docked within existing slips accessible from the property. A maximum of one employee, three electric boats, and two electric water bicycles will be used by the operation at any time. The proposed hours of operation are 9 a.m. to 6:30 p.m., daily. Parking will be provided on-site and shared with the existing restaurant (Mr. G's Bistro at Newport Peninsula) located on the property.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) under Class 1 and Class 4 respectively, 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. XP2019-002 and Coastal Development Permit No. CD2019-017.

[ITEM NO. 5 STAFF REPORT](#)

6. **CorePower Yoga Fashion Island Minor Use Permit No. UP2019-051 (PA2019-226)**
Site Location: 957 Newport Center Drive

Project Summary

A minor use permit (MUP) request to allow a 3,302-square-foot indoor yoga fitness facility within an existing tenant space in the Fashion Island commercial center. The tenant space was previously occupied by a restaurant operation (Lark Creek). As

proposed, the space will be renovated and improved with two yoga rooms, a reception/retail area, administrative office, and restroom with storage lockers for patrons. Classes are proposed from 5:00 a.m. to 10:30 p.m., daily.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under 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 Minor Use Permit No. UP2019-051.

ITEM NO. 6 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