



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, February 13, 2020 - 3:00 PM

Zoning Administrator Members:
Jaime Murillo, 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 Jaime Murillo, 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) 644-3209 or jmurillo@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 January 30, 2020**

Recommended Action

1. Approve and File

[Draft Minutes of January 30, 2020](#)

IV. PUBLIC HEARING ITEMS**2. AT&T Small Cell SLC2389 Minor Use Permit No. UP2019-007 (PA2019-042)**

Site Location: Public Right-of-Way, City streetlight number SLC2389, near the northeast corner of Bixia Street and Eastbluff Drive

Project Summary

A minor use permit to allow the installation of a small cell wireless facility on a City-owned streetlight pole. Project implementation will be fully contained within the public right-of-way on Eastbluff Drive and includes the following: (1) Removal and replacement of an existing, approximately 29-foot, 7-inch high City streetlight with a new 29-foot, 7-inch high streetlight in the same location; (2) Installation of a small cell wireless facility that consists of four remote radio units, a raycap disconnect, and an omni-directional antenna within a 12-inch diameter equipment shroud. This small cell equipment would be fixed to the top of the new streetlight pole for a height of 35 feet in total; and (3) Establishment of new below-grade support equipment adjacent to the streetlight.

Recommended Action

1. Remove this item from the calendar;
2. Re-notice the project pursuant to Newport Beach Municipal Code Section 20.62.020 (Notice of Public Hearing).

[ITEM NO. 2 STAFF REPORT](#)**3. South Bayfront Waterpointe, LLC. Residence Coastal Development Permit No. CD2019-075 (PA2019-265)**

Site Location: 400 South Bay Front

Project Summary

A request for a coastal development permit to allow the construction of a new 5,689-square-foot, single-family residence with an attached 715-square-foot, three-car garage on a vacant lot. The project includes accessory appurtenances such as walls, fences, patios, drainage devices, and landscaping. 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 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. CD2019-075.

[ITEM NO.3 STAFF REPORT](#)

4. **BR Trust Lot Line Adjustment No. LA2020-001 (PA2020-001)**
Site Location: 4700 Surrey Drive

Project Summary

A lot line adjustment application to adjust the boundary between two contiguous parcels located in the Newport Coast area. Land will be taken from an undeveloped strip of land along the Surrey Drive right-of-way and reallocated to 4700 Surrey Drive for future driveway purposes. The area of adjustment is approximately 336 square feet. There will be no change in the number of parcels.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) 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 Lot Line Adjustment No. LA2020-001.

[ITEM NO.4 STAFF REPORT](#)

5. **Fox Residential Duplex Coastal Development Permit No. CD2019-061 (PA2019-243)**
Site Location: 494, 496, and 498 Seaward Road

Project Summary

The demolition of an existing triplex and the construction of a new 4,587-square-foot duplex and two attached two-car garages totaling 800 square feet. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project 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 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. CD2019-061.

[ITEM NO. 5 STAFF REPORT](#)

6. **Richard Barrett Trust Seawall Coastal Development Permit No. CD2019-071 (PA2019-251)**
Site Location: 930 Via Lido Nord

Project Summary

A coastal development permit to allow the raising of an existing concrete seawall and construction of an elevated deck in the front setback area abutting the Newport Bay. The project 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 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. CD2019-071.

[ITEM NO. 6 STAFF REPORT](#)

7. **Hwang Residence Modification Permit No. MD2019-006 (PA2019-175)**
Site Location: 107 32nd Street

Project Summary

A Modification Permit to allow a new residential two-car garage to deviate from the minimum interior depth of 19 feet. The garage is proposed as part of the demolition and reconstruction of a new single-family residence of approximately 1,745 square feet. The Modification Permit is requested to allow a garage depth of 18 feet, resulting in a 1-foot deviation from the standard requirement of 19 feet. The new-single family residence complies with all other applicable development standards including garage width.

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 Modification Permit No. MD2019-006.

[ITEM NO. 7 STAFF REPORT](#)

8. **Wells Residence Coastal Development Permit No. CD2019-047
(PA2019-174)
Site Location: 1140 West Bay Avenue**

Project Summary

A coastal development permit (CDP) to allow the demolition of an existing single-family residence and the construction of a new three-story, 4,052-square-foot, single-family residence with an attached 740-square-foot, three-car garage. The proposed development includes additional appurtenances such as patios, hardscape, drainage devices, and landscaping. All work will occur within the confines of the private property and no work will be conducted bayward of the existing bulkhead. 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 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. CD2019-047.

[ITEM NO. 8 STAFF REPORT](#)

9. **SoCal Cycleboats Boat Rental Limited Term Permit No.
XP2019-010 and Coastal Development Permit No. CD2019-059
(PA2019-236)
Site Location: 2406 Newport Boulevard and 2000 West Balboa
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 a charter boat business with off-site parking for up to one year. The boat will be docked within an existing slip accessible from 2406 Newport Boulevard. Hours of operation are from 9 a.m. to 10 p.m. Parking is proposed to be provided as five off-site spaces located at 2000 West Balboa Boulevard, approximately 0.2 miles from the dock site.

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. XP2019-010 and Coastal Development Permit No. CD2019-059.

[ITEM NO. 9 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