



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, March 12, 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 February 27, 2020**

Recommended Action

Approve and File

[Draft Minutes of February 27, 2020](#)

IV. PUBLIC HEARING ITEMS

- 2. Biggs Lot Line Adjustment No. LA2019-003 (PA2019-232)**
Site Location: 408 Carlotta

Project Summary

A lot line adjustment to add approximately 600 square feet of homeowners' association property (Lot 14) to 408 Carlotta (Lot 11). The subject area is generally located between the dwelling (Lot 11) and the garage (Lot 11G).

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. LA2019-003.

[ITEM NO. 2 STAFF REPORT](#)

- 3. 428 Fernleaf, LLC Condominiums Coastal Development Permit**
No. CD2019-066 and Tentative Parcel Map No. NP2019-012
(PA2019-231)
Site Location: 428 Fernleaf Avenue

Project Summary

A request for a coastal development permit and tentative parcel map for two-unit condominium purposes. A single-family dwelling has been demolished and a new duplex is under construction. No waivers of Newport Beach Municipal Code (NBMC) 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 Section 15315 - Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, 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. CD2019-066 and Tentative Parcel Map No. NP2019-012.

[ITEM NO. 3 STAFF REPORT](#)

4. **Newport Center Monument Signs Modification Permit No. MD2019-007 and Coastal Development Permit No. CD2019-070 (PA2019-209)**
Site Location: 1401 and 1402 Newport Center Drive

Project Summary

The applicant requests a modification permit and coastal development permit to amend previously approved Modification Permit No. MD2011-018 for two freestanding, double-faced signs located at the northeast and northwest corners of the intersection of East Coast Highway and Newport Center Drive. The amended Modification Permit would allow an increased maximum sign height of 10 feet, 3 inches and maximum width of 13 feet, 9 inches. The amended Modification Permit would also allow an increased maximum sign area of 93 square feet. Each sign is located on a separate parcel, 1401 and 1402 Newport Center Drive. 1402 Newport Center Drive is located within the Coastal Zone and requires a coastal development permit that includes a variance to the 6-foot maximum height allowance and a modification to the 75-square-foot maximum sign area allowance for a monument sign in Title 21 (Local Coastal Program Implementation Plan). This Modification Permit will supersede and replace Modification Permit No. MD2011-018.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311 under Class 11 (Accessory 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. CD2019-070 and Modification Permit No. MD2019-007.

[ITEM NO. 4 STAFF REPORT](#)

5. **Newport Auto Center Temporary Inventory Storage Limited Term Permit No. XP2019-012 (PA2019-255)**
Site Location: 101 Bayside Drive

Project Summary

A Limited Term Permit application (over 90 days) to store up to 300 vehicles from the Newport Auto Center dealership at 445 East Coast Highway in a temporary location at the Newport Dunes Resort and Marina. No test drives, car washing, vehicle repair, sales, or other activities would occur at the vehicle storage site. The vehicles to be parked on the site include new or previously owned vehicles awaiting transportation and there will be no damaged or wrecked vehicles parked or stored at

the site.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 under 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. XP2019-012.

[ITEM NO. 5 STAFF REPORT](#)

6. **Belt Capital Properties, LLC Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification Permit No. MD2020-001 and Coastal Development Permit No. CD2020-003 (PA2020-004)**
Site Location: 945 and 947 West Balboa Boulevard

Project Summary

A condominium conversion, tentative parcel map, modification permit and coastal development permit to convert an existing 6,046-square-foot, two-unit dwelling with two attached garage parking spaces and two carport spaces into two condominium units. A modification permit is requested to maintain existing, non-conforming garage and carport dimensions. The existing development complies with all other applicable development standards including height, setbacks, and floor area limits. Approval of the Tentative Parcel Map will allow each unit to be sold individually as condominiums.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15315 under Class 1 (Existing Facilities) and 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 Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification Permit No. MD2020-001 and Coastal Development Permit No. CD2020-003.

[ITEM NO. 6 STAFF REPORT](#)

7. **Theders Residence Coastal Development Permit No. CD2020-002 (PA2020-005)**
Site Location: 619 36th Street

Project Summary

A coastal development permit to demolish an existing single-family residence and construct a new three-story, 2,762-square-foot, single-family residence with a 442-square-foot, two-car garage. The project includes hardscape, drainage, landscaping improvements, and accessory structures. The project also includes a reinforced bulkhead with cap for coastal hazards protection. The proposed residence complies with all applicable development standards including height, setbacks, and floor area limits. No deviations are requested. The subject property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the front patio accessory improvements and the bulkhead improvements being within the Coastal Commission's permit jurisdiction and requiring their review.

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. CD2020-002.

[ITEM NO. 7 STAFF REPORT](#)

8. **Vincent Residence Coastal Development Permit No. CD2020-007 (PA2020-012)**
Site Location: 1502 South Bay Front

Project Summary

A request for a coastal development permit (CDP) to allow the demolition of an existing single-family residence and construction of a new 2,488-square-foot, single-family residence with an attached 412-square-foot, two-car garage. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. No deviations from applicable development standards 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. CD2020-007.

[ITEM NO. 8 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