

**MINUTES OF THE MEETING OF THE  
NEWPORT BEACH ZONING ADMINISTRATOR**

**THE REGULAR MEETING WAS HELD ON:**

**Thursday, December 13 2018  
3:00 p.m.**

**THE MEETING WAS HELD AT:**

**Newport Beach City Hall  
100 Civic Center Drive, Newport Beach  
Corona del Mar Conference Room (Bay E-1st Floor)**

**I. CALL TO ORDER** – The meeting was called to order at 3:00 p.m.

Staff Present: Patrick J. Alford, Zoning Administrator  
James Campbell, Deputy Director  
David Lee, Assistant Planner  
Liz Westmoreland, Assistant Planner

**II. REQUEST FOR CONTINUANCES**

None.

**III. APPROVAL OF MINUTES**

**ITEM NO. 1a MINUTES OF NOVEMBER 20, 2018**

**Action:** Approved

**ITEM NO. 1b MINUTES OF NOVEMBER 29, 2018**

**Action:** Approved

**IV. PUBLIC HEARING ITEMS**

**ITEM NO. 2 Finley Tract Resident Parking Permit Program Coastal Development Permit No. CD2018-102 (PA2017-132)**

**Site Location: Finley Tract streets: Finley Avenue, Clubhouse Avenue, Short Street, and the 500 – 600 blocks of 34th, 35th, and 36th Streets Council District 1**

James Campbell, Deputy Director, provided a summary of the analysis and conclusions provided in the staff report. Implementation of the proposed parking permit program would restrict public parking in the Finley Tract to residents with a parking permit. The affected streets would be Finley Avenue, Clubhouse Avenue, Short Street, and the 500 – 600 blocks of 34th, 35th, and 36th Streets. The purpose of the Coastal Development Permit review is to determine consistency with the City's Local Coastal Program and not the Municipal Code, specifically Chapter 12.68. Implementation of a resident parking permit program would require the City Council to adopt an ordinance and the installation of regulatory signs. The key issue is whether the program would significantly affect public access. The area is unique in that it is not located in proximity to public beaches and has no public parks or other recreational amenities. The area has eight street ends that provide limited access to the waterfront. These access points are described in detail in the staff report. Staff recommends five conditions to ensure no direct impact to access. Mr. Campbell noted that

alternatives were considered and are summarized in the staff report. He also highlighted the significant outreach indicating that the neighborhood was well-informed.

Zoning Administrator Alford noted receipt of written comments from James Mosher. He also noted that the nearest ocean beach is over 1,300 feet away and farther than a typical distance to walk; there is long-term public parking located closer to the beach than the Finley Tract; and that residents could not purchase annual parking permits to use public lots in proximity to the Finley Tract. He indicated that the public would not likely park in the Finley Tract due to its location and the availability of public parking closer to the beach. He also noted no recent applications for parking waivers for development in the area have been received. Redevelopment of homes over time will increase off-street parking as new homes must provide required off-street parking.

The Zoning Administrator opened the public hearing.

Lawrence Leifer, a Newport Island resident who owns property in the Finley Tract, spoke in favor of the program. He noted the effectiveness of the Newport Island summer parking program.

Ingrid Yoncouski, a Finley Tract resident, noted the area does not provide beach access and there is no beach parking.

Sandy Golden, a resident on Clubhouse Avenue, indicated the increased commercial parking from recently improved shopping areas to the east. She also indicated that no one visits the street ends.

Trudy Jackson, a resident from 35<sup>th</sup> Street, noted an increase in non-resident parking during the summer from commercial shopping areas and not from beach parking. She also thought it would be better to stripe the parking spaces to avoid cars from overhanging corner curb ramps and driveways.

Christopher Wren, a resident from 35<sup>th</sup> Street, questioned why there are some red curbs in certain areas and also noted the lack of beach goers. He requested additional signage at the entrance of the tract noting no beach access.

Joe Grothus, resident at 515 35<sup>th</sup> Street, spoke against the program and felt it would affect public access.

Hunter Foster, a Clubhouse resident, indicated support, suggested no beach access signs, and expressed displeasure with inconsistent parking tickets for parking a car in a driveway.

Sara, a Clubhouse resident, noted support and questioned why the curb ramps at intersections are not painted red.

Gerry, a Clubhouse resident, indicated the tract gets inundated during the Lido Marina Village boat show and annual boat parade.

Helen, a 34<sup>th</sup> Street/Finley Avenue resident, stated that the public does not visit the street ends and it is a several foot drop to the water at the bulkheads. She thinks Google Maps' directions get people lost in her tract. She also indicated that Lido Marina Village (LMV) employee parking has improved since they stopped charging employees to park in the LMV parking structure.

Jeff Davidson noted that it has been difficult to park in the Finley Tract for the last 30 years. He supports the program only if it makes the parking better.

The Zoning Administrator closed the public hearing.

Deputy Director Campbell responded to several of the questions. Marking the spaces on the streets makes it less efficient when you apply typical traffic engineering standards that include a maneuvering area for spaces. He also noted that certain curbs are painted red for safety. He noted that the City Traffic Engineer can look at the red curbs and explain why curb ramps at intersections are not painted red. In response to a question from the Zoning Administrator, Mr. Campbell generally described the permit parking signs that would be installed.

**Action:** Approved

**ITEM NO. 3      Casabonne Residence Modification Permit No. MD2018-007 (PA2018-217)**  
**Site Location: 20262 Orchid Street      Council District 3**

Liz Westmoreland, Assistant Planner, provided a brief project description stating that the applicant is requesting a modification permit to allow an addition greater than 10 percent with nonconforming parking dimensions. The existing garage is six inches less than the required width. The property was annexed from the County of Orange and complied with the garage standards at the time of construction. Staff recommended approval of the project.

Applicant Mike Chen, on behalf of the Owner, was not present at the hearing but had previously confirmed he reviewed the draft resolution and agrees with all of the required conditions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

**Action:** Approved

**ITEM NO. 4      Price Residence Modification Permit No. MD2018-005 (PA2018-160)**  
**Site Location: 3117 Clay Street      Council District 2**

Liz Westmoreland, Assistant Planner, provided a brief project description stating that the applicant is requesting a modification permit to allow an addition greater than 10 percent with nonconforming parking dimensions. The existing garage is two feet, six inches less than the required width. The property was constructed in 1937 and complied with the garage standards at the time of construction. Staff recommended approval of the project.

Applicant and owner, Cory Price, stated that he had reviewed the draft resolution and agrees with all of the required conditions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

**Action:** Approved

**ITEM NO. 5      Jones Residence Lot Merger No. LM2018-005 and Coastal Development Permit No. CD2018-089 (PA2018-234)**  
**Site Location: 215 and 219 Evening Star Lane      Council District 3**

David Lee, Assistant Planner, provided a brief project description stating that the applicant is proposing to combine two legal lots into a single parcel. Mr. Lee gave a brief history of the parcels and discussed how the project is located between the nearest public road and the sea, but does not impact coastal views or access. The Zoning Administrator discussed the proposed changes made by staff to the Draft Resolution which addresses the compatibility of the proposed merged lots to the surrounding areas.

Applicant Clifton Jones Jr. stated that he had reviewed the draft resolution and agrees with all of the required conditions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

**Action:** Approved

**ITEM NO. 6      OC Luxury Development Condominiums Tentative Parcel Map No. NP2018-015 and Coastal Development Permit No. CD2018-049 (PA2018-110)**  
**Site Location: 211 32nd Street, Units A and B      Council District 1**

David Lee, Assistant Planner, provided a brief project description stating that the applicant is proposing to construct new residential condominiums. The tentative parcel map would allow for each unit to be sold separately as condominiums. The project site is not located between the nearest public road and the sea or shoreline and will not affect the public's ability to gain access to, use, or view the coast.

Applicant Michael Morcos of George Benham Architects stated that he had reviewed the draft resolution and agrees with all of the required conditions.

The Zoning Administrator opened the public hearing.

One member of the public, Christian Ward, spoke and asked questions regarding property lines, setbacks, and fencing standards.

There were no other public comments.

**Action:**            Approved

**ITEM NO. 7      Sloan Residence Coastal Development Permit No. CD2018-065 (PA2018-149)**  
**Site Location: 1134 East Balboa Boulevard      Council District 1**

Liz Westmoreland, Assistant Planner, provided a brief project description stating that the project is a coastal development permit to demolish an existing single-family residence and construct a new single-family residence with a two-car garage. The project also includes the repair and maintenance of an existing cantilevered deck. There is no repair or replacement of the existing bulkhead expected over the economic life of the development. There are no impacts to coastal access or public views anticipated. Staff recommends an additional condition of approval stating that if repair and maintenance of the deck involves any work that is not considered exempt from Implementation Plan Section 21.52.035.D, then a coastal development permit from the California Coastal Commission shall be required prior to building permit issuance.

Applicant Caitlin Smith of Brandon Architects stated that she had reviewed the draft resolution and agrees with all of the required conditions including the additional condition stated in staff's presentation.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

**Action:**            Approved

**ITEM NO. 8      Grimm Residence Coastal Development Permit No. CD2018-080 (PA2018-218)**  
**Site Location: 1610 South Bay Front      Council District 5**

The Zoning Administrator waived the presentation.

Applicant Ron Ritner was not present at the hearing. Liz Westmoreland, Assistant Planner, stated that Chelsea Crager, Associate Planner and project planner, had been in contact with Mr. Ritner and he had reviewed the draft resolution and agrees with all of the required conditions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

**Action:**            Approved

**V. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None.

**VI. ADJOURNMENT**

The hearing was adjourned at 3:58 p.m.

**The agenda for the Zoning Administrator Hearing was posted on December 7, 2018, at 4:50 p.m. in the Chambers binder and on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive and on the City's website on December 7, 2018, at 5:07 p.m.**

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Patrick J. Alford  
Zoning Administrator

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