

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES
100 CIVIC CENTER DRIVE, NEWPORT BEACH
CORONA DEL MAR CONFERENCE ROOM (BAY E-1ST FLOOR)**

**THURSDAY, APRIL 11, 2019
REGULAR MEETING – 3:00 P.M.**

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

Staff Present: Patrick J. Alford, Zoning Administrator
Gregg Ramirez, Principal Planner

II. REQUEST FOR CONTINUANCES

None.

III. APPROVAL OF MINUTES

ITEM NO. 1 MINUTES OF MARCH 28, 2019

Action: Approved as amended.

IV. PUBLIC HEARING ITEMS

**ITEM NO. 2 2007 Flanagan Family Trust Residence Coastal Development Permit No. CD2018-103
(PA2018-249)
Site Location: 7006 West Ocean Front Council District 1**

Gregg Ramirez, Principal Planner on behalf of Chelsea Crager, Associate Planner, provided a brief project description stating that the request is for a coastal development permit at 7006 West Ocean Front including the demolition of an existing duplex and the construction of a new three-story, single-family residence that complies with all applicable development standards. There are no changes proposed to the improvements authorized by the existing encroachment permit.

Applicant Ron Ritner, 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, Jim Mosher, spoke and stated that the staff report does not state the size of the existing duplex to be demolished and that the replacement of smaller structures with larger structures is changing the character of the Peninsula. Mr. Mosher also stated that he has noticed a trend of duplexes being replaced by single-family homes and that the Coastal Land Use Plan indicates that the property should maintain two units. Mr. Mosher also stated that Condition of Approval No. 3 was missing a word and that Condition of Approval No. 4 implies that there is a right to develop beyond the 15-foot encroachment area.

The Zoning Administrator closed the public hearing.

Principal Planner Ramirez confirmed that the typographical error in Condition of Approval No. 3 could be corrected. The Zoning Administrator instructed staff to revise Condition of Approval No. 4 to clarify that no improvements beyond the existing 15-foot encroachment area are permitted.

Zoning Administrator Alford responded to Mr. Mosher's comments and stated that the application is a coastal development permit and that staff is limited to consistency with the certified Local Coastal Program. In this case, the change of character of the Peninsula may be a question for the community with the upcoming General

Plan Update, and that there are no known issues with the proposed development building to the limitations authorized by the certified Local Coastal Program Implementation Plan. Similarly, with regard to density and housing, the Coastal Land Use Plan contains broad policies concerning development and density. The Implementation Plan is intended to clarify and administer those policies. The Implementation Plan clearly states that it allows for less than two units on the site.

Action: Approved

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

VI. ADJOURNMENT

The hearing was adjourned at 3:13 p.m.

The agenda for the Zoning Administrator Hearing was posted on April 4, 2019, at 4:45 p.m. 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 April 4, 2019, at 5:00 p.m.

Patrick J. Alford
Zoning Administrator