



The agenda, related staff reports, and corresponding documents for the upcoming Zoning Administrator Meeting will be available by the end of business day on the Friday preceding the public hearing.

Resource Links:

[Zoning Administrator Meeting Schedule](#)

[Current Public Notices](#)

Please contact the Planning Division at 949-644-3200 or visit the [Zoning Administrator homepage](#) for more information.

For your reference, please find the complete agenda for the prior Zoning Administrator Meeting below.



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

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

Thursday, February 14, 2019 - 3:00 PM

Zoning Administrator Members:
Patrick Alford, 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 Patrick J. Alford, 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) 644-3235 or palford@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 24, 2019**

Recommended Action

 1. Approve and File

[Draft Minutes of January 24, 2019](#)
 2. **Draft Minutes of January 31, 2019**

Recommended Action

 1. Approve and File

[Draft Minutes of January 31, 2019](#)

IV. PUBLIC HEARING ITEMS

- 3. Newport Beach Country Club - Golf Club Site - Annual Development Agreement Review No. DA2010-005 (PA2016-094)**
Site Location: 1 Clubhouse Drive (formerly 1600 East Coast Highway)

Project Summary

Pursuant to Section 15.45.080 of the Municipal Code and Section 65865.1 of the California Government Code, the City is conducting a review of Development Agreement No. DA2010-005 for the Newport Beach Country Club. The Development Agreement was executed in 2012, and it ensures the orderly construction of a golf clubhouse of up to 56,000 square feet in size, associated parking lot and maintenance facility. The Zoning Administrator will review Newport Beach Country Club's good faith compliance with the provisions of the Development Agreement.

Recommended Action

1. Conduct a public hearing;
2. Find the annual review is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321, Class 21 (Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3 because it has no potential to have a significant effect on the environment; and
3. Receive and file the Annual Report of Development Agreement for Newport Beach Country Club - Golf Club Site; and
4. Find that the applicant is in good faith compliance with the terms of Development Agreement No. DA2010-005; and upon completion of the project, no further review of the Development Agreement will be necessary.

ITEM NO. 3 STAFF REPORT

- 4. McLain Residence Coastal Development Permit No. CD2018-091 (PA2018-219)**
Site Location: 2168 East Ocean Front

Project Summary

A request for a coastal development permit for the demolition of an existing single-family dwelling and the construction of a new, 3,735-square-foot, two-story single-family dwelling with a 447-square-foot, two-car garage. The development also includes hardscape, drainage, accessory structures, and landscaping. The proposed development 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), 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. CD2018-091.

[ITEM NO. 4 STAFF REPORT](#)

5. **3505 Seashore Drive, LLC. Residence Coastal Development Permit No. CD2018-116 (PA2018-270)**
Site Location: 3505 Seashore Drive, Units A and B

Project Summary

A request for a coastal development permit to allow the demolition of an existing duplex and the construction of a new three-story, 3,320 square-foot, single-family residence including an attached two-car garage. The proposed development includes landscape, hardscape, and subsurface drainage facilities. 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. CD2018-116.

[ITEM NO. 5 STAFF REPORT](#)

[5a Additional Materials Mosher PA2018-270](#)

[5b Additional Materials Received At Meeting Staff PA2018-270](#)

6. **3805 Seashore, LLC. Residence Coastal Development Permit No. CD2018-115 (PA2018-271)**
Site Location: 3805 and 3805 ½ Seashore Drive

Project Summary

A request for a coastal development permit to allow the demolition of an existing duplex and the construction of a new three-story, 2,776 square-foot, single-family residence including an attached two-car garage. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The

development also includes a 10-foot patio encroachment allowed pursuant to Title 21 (Local Coastal Program). 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), 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. CD2018-115.

[ITEM NO. 6 STAFF REPORT](#)

[6a Additional Materials Received Ranger PA2018-271](#)

[6b Additional Materials Mosher PA2018-271](#)

[6c Additional Materials Received At Meeting Staff PA2018-271](#)

7. **Simpson Residence Coastal Development Permit
No. CD2018-108 (PA2018-253)
Site Location: 511 & 511 ½ 36th Street**

Project Summary

A request for a coastal development permit to allow the demolition of an existing duplex and the construction of a new 3,639-square-foot single-family residence with a 690-square-foot, attached three-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping.

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. CD2018-108.

[ITEM NO. 7 STAFF REPORT](#)

8. **3506 West Ocean Front, LLC Residence Coastal Development
Permit No. CD2018-114 (PA2018-272)
Site Location: 3506 West Ocean Front**

Project Summary

A request for a coastal development permit to allow the demolition of an existing single-family residence and the construction of a new 2,909-square-foot single-family residence with a 375-square-foot attached garage. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping.

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), 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. CD2018-114.

[ITEM NO. 8 STAFF REPORT](#)**[8a Additional Materials Mosher PA2018-272](#)****[8b Additional Materials Received At Meeting Staff PA2018-272](#)**

9. **VanDaele Residence Coastal Development Permit No. CD2018-113 and Modification Permit No. MD2018-009 (PA2018-276)**
Site Location: 3004 West Ocean Front

Project Summary

A coastal development permit for the demolition of an existing single-family residence and the construction of a new 2,944-square-foot single-family residence with a 442-square-foot attached garage. The proposed development also includes additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. A modification permit is requested to allow the two-car garage to be constructed with an 18-foot interior clear width, where a width of 18 feet 6 inches is required by the Zoning Code. The proposed residence complies with all other applicable development standards including height, setbacks, and floor area limits.

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), 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. CD2018-113 and Modification Permit No. 2018-009.

[ITEM NO. 9 STAFF REPORT](#)

[9a Additional Materials Mosher PA2018-276](#)

[9b Additional Materials Received At Meeting Staff PA2018-276](#)

[9c Additional Materials Received At Meeting Cobb PA2018-276](#)

[9d Additional Materials Received At Meeting Barienbrock PA2018-276](#)

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