



# CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

## ZOOM

Thursday, June 30, 2022 - 10:00 AM

**Zoning Administrator Members:**  
**Jaime Murillo, Zoning Administrator**

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The City of Newport Beach will conduct the Zoning Administrator meeting via Zoom. As a member of the public, if you would like to participate in this meeting, you can participate via the following options:

1. You can connect with a computer by joining through Zoom. Click the link below to register for the meeting using a valid email address. You will receive a confirmation email allowing you to join the meeting: [https://us06web.zoom.us/webinar/register/WN\\_rocaTQn9Sk6MckikosMKKQ](https://us06web.zoom.us/webinar/register/WN_rocaTQn9Sk6MckikosMKKQ).
2. You may connect by Telephone/Audio Only by calling: 669-900-9128. The webinar ID is 875 1384 9805#.
3. Attendees must "raise their hand" if they would like to speak during Public Comments. If attending by phone, press \*9.

The agenda will be posted at least seventy-two (72) hours in advance of each regular meeting and the public will be allowed to comment on agenda items before the Zoning Administrator, as well as items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The agendas, minutes, and staff reports are available on the City's website at: [www.newportbeachca.gov/zoningadministrator](http://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.

Please Note: All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence. Comments can be emailed to [CDD@newportbeachca.gov](mailto:CDD@newportbeachca.gov), and all emails will be made part of the record.

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 needs and to determine if accommodation is feasible at 949-644-3209 or [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov).

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.

**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 June 16, 2022**

##### ***Recommended Action***

1. Approve and File

[Draft Minutes of June 16, 2022](#)**IV. PUBLIC HEARING ITEMS**

2. **925 Via Lido Soud, LLC Bulkhead Coastal Development Permit No. CD2022-009 and Staff Approval No. SA2022-004 (PA2022-025)**  
**Site Location: 925 Via Lido Soud**

***Project Summary***

A request for a coastal development permit to construct a new bulkhead within private property along the U.S. Bulkhead line at 925 Via Lido Soud, where there is currently no shoreline protective device to protect existing development on the property. The proposed bulkhead coping would reach 8.75 feet NAVD88 with a stem wall up to 13.5 feet NAVD88 to match the height of adjacent bulkheads on either side. The bulkhead construction would require additional ancillary structures such as deadmen and tiebacks. All work will be performed from the landside of the U.S. Bulkhead Line. The project also includes a staff approval for a grade determination to establish grade for the purposes of measuring height. The proposed grade determination would allow the subject property to construct improvements at a height consistent with the two adjacent properties.

***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, 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. CD2022-009 and Staff Approval No. SA2022-004.

[ITEM NO. 2 STAFF REPORT](#)

3. **Thomas James Homes Residence Coastal Development Permit No. CD2022-015 (PA2022-046)**  
**Site Location: 4014 Channel Place**

***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 2,486-square-foot single-family residence with attached 365-square-foot, two-car garage. The project also includes the construction of landscaping, hardscaping, drainage, and site walls. The design complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private

property.

***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, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment and the exceptions to this exemption do not apply; and
3. Adopt Draft Zoning Administrator Resolution No. \_ approving Coastal Development Permit No. CD2022-015.

**[ITEM NO. 3 STAFF REPORT](#)**

4. **Xanadu Café Minor Use Permit Amendment No. UP2021-036 (PA2021-220)**  
**Site Location: 100 West Coast Highway, Suite 104**

***Project Summary***

A request to amend a minor use permit to upgrade the existing Type 41 (Beer and Wine - Eating Place) Alcoholic Beverage Control (ABC) License to a Type 47 (On-Sale General - Eating Place) ABC License at the existing Xanadu Café. There are no proposed changes to the floor plan and the hours of operation would remain 6 a.m. to 10 p.m., daily. If approved, this amendment will supersede Minor Use Permit Nos. UP2015-007 (PA2015-021) - (for the existing café) and UP2016-042 (PA2016-174) - (addition of Type 41 ABC License).

***Recommended Action***

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) 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 Minor Use Permit Amendment No. UP2021-036.

**[ITEM NO. 4 STAFF REPORT](#)**

5. **Onyx Athletica LLC Minor Use Permit No. UP2021-041 (PA2021-247)**  
**Site Location: 847 West 16th Street**

***Project Summary***

A request for a minor use permit to establish a personal training facility and on-line activewear business within an existing 5,920-square-foot tenant space in the IG (Light Industrial) zone. The location was previously occupied by an automotive restoration business. The space will be renovated and improved with nine (9)

individual workout stations, a lobby/reception area, administrative offices, restrooms, storage closets and lockers for patrons. The facility will operate by appointment only, between the hours of 5:00 a.m. and 10:00 p.m., daily.

***Recommended Action***

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) and Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 Minor Use Permit No. UP2021-041.

[ITEM NO. 5 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**