

NEWPORT BEACH ZONING ADMINISTRATOR MINUTES
100 Civic Center Drive, Newport Beach
Corona del Mar Conference Room (Bay E-1st Floor)
Wednesday, November 27, 2013
REGULAR HEARING
3:30 p.m.

A. CALL TO ORDER – The meeting was called to order at 3:30 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator
 Fern Nueno, Associate Planner
 Gregg Ramirez, Senior Planner
 Benjamin M. Zdeba, Assistant Planner

B. MINUTES of November 14, 2013

Action: Approved

C. PUBLIC HEARING ITEMS

ITEM NO. 1 Mikelson Residence Tentative Parcel Map No. NP2013-026 (PA2013-194)
428 Marigold Avenue CD 6

Benjamin Zdeba, Assistant Planner, provided a brief project description stating that a single-family dwelling was demolished and is being replaced with a duplex constructed to two-unit condominium standards. It was noted that the recordation of the Parcel Map would allow the two units to be sold separately. He further added that the increase in density would require payment of park dedication and fair share fees.

Applicant's representative, Bus Stiles, stated that he had reviewed the draft resolution and 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.

The Zoning Administrator expressed agreement with the findings that have been made and acted to approve Tentative Parcel Map No. NP2013-026.

Action: Approved

ITEM NO. 2 1509 East Bay Avenue Tentative Parcel Map No. NP2013-028 (PA2013-208)
1509 East Bay Avenue CD 1

Benjamin Zdeba, Assistant Planner, provided a brief project description stating that the Tentative Parcel Map is for a two-lot subdivision. He described the property and noted that this subdivision would create two separate lots suitable for single-family development. He further added that the new lots would not comply with the minimum development standards for new subdivisions; however, he also noted that additional findings had been made to support the deviation in lot development standards.

Zoning Administrator Wisneski requested clarification regarding the findings made for deviations from lot development standards. Mr. Zdeba explained the primary consideration with these findings is compatibility with the neighborhood and noted that a majority of the lots within the vicinity are 30 feet in width.

The applicant's representative stated that he had reviewed the draft resolution and the required conditions.

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

The hearing was adjourned at 3:51 p.m.

The agenda for the Zoning Administrator Hearing was posted on November 22, 2013, at 3:40 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 November 22, 2013, at 3:50 p.m.

Brenda Wisneski, AICP, Zoning Administrator

DRAFT

To: Zoning Administrator
Subject: Additonal Materials Received

Item B: Draft Minutes of November 27, 2013

Zoning Administrator Hearing December 12, 2013

From: Jim Mosher [<mailto:jimmosher@yahoo.com>]
Sent: Thursday, December 12, 2013 11:26 AM
To: Wisneski, Brenda
Cc: Houston, Rob
Subject: Suggested corrections to ZA draft minutes

Brenda,

I would like suggest the following minor corrections to two sentences which I found hard to read in the description of Item No. 3 on page 2 of the draft Zoning Administrator minutes for November 27, 2013:

- > Paragraph 1, last sentence: “Additionally, he noted **that** a condition of approval requiring an as-built wall located in front of the existing stair access **would-be-required** to be lowered to 36 inches.”
- > Paragraph 2, first sentence: “Zoning Administrator Wisneski asked for clarification regarding the structures **of-the** in **the** public right-of-way and the encroachment agreement process from Senior Civil Engineer, David Keely.”

Yours sincerely,
Jim Mosher