







Zoning Administrator Wisneski closed the public hearing. Ms. Wisneski explained that the Modification Permit allows for deviation in parking but the question is whether or not the structure could be realistically utilized and properly managed and to look at it from an aesthetic standpoint. Wisneski explained that this product (car lifts) is being used throughout the nation and said she had spoken to a parking consultant who confirmed that these car lifts are used successfully when there is valet and proper management. Ms. Wisneski further stated that it is important to make sure that the parking management plan is carried out by a professional service and this will be monitored by staff. Ms. Wisneski expressed concern with the concrete wall surrounding the structure in regard to meeting the Building Code requirements and asked the applicant if they have looked into these requirements. Rick Martin, project architect responded that they have received comments from the Building Division including required parapet heights. Regarding aesthetics, Martin explained that the plaster wall will be saw tooth to protect the existing trees and the front of the car lift structure will have wood slats that will match the exterior of the recently renovated office building.

Zoning Administrator Wisneski explained that staff has confirmed square footage of the building and the square footage is not part of this application. Provided aesthetics and proper management is achieved, she could support the application but wants to add some conditions of approval:

- A landscaping plan shall be included in the construction drawings to show proper screening of the carport structure including evaluation of a larger landscape area in front of the vehicle lift adjacent to Old Newport Boulevard and assessment of the impacts of the solid plaster wall to the existing Ficus trees which shall be reviewed and approved by the Community Development Department and the City Urban Forester.
- In the future, if the building is converted to condominiums, the valet parking management plans shall be part of the Conditions Covenants and Restrictions (CCRs).
- Should the carport structure become inoperable, it shall be removed from the property and all eliminated parking spaces shall be replaced or the uses shall be reduced to occupy no more than 20 percent of net floor area with medical office within a one-year period.
- Prior to issuance of building permits, a materials and colors board shall be submitted to the Community Development Department for review and approval.

Zoning Administrator Wisneski continued to amend the following conditions from the draft resolution:

3. This Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed vehicle lifts, valet parking management plan, tandem parking or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
11. Prior to the issuance of certificates of occupancy for medical office uses exceeding 20 percent of the net floor area, the vehicle lifts shall be fully operational.
13. The entire parking lot (surface spaces, tandem spaces, vehicle lift spaces) shall be valet parked during business hours unless self parking is requested by a customer for the surface parking spots.

With the added and modified conditions, Zoning Administrator Wisneski approved Modification Permit MD2013-023.

**Action:** Approved

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

None.

**E. ADJOURNMENT**

The hearing was adjourned at 4:22 p.m.

**The agenda for the Zoning Administrator Hearing was posted on February 7, 2014, at 4:10 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 February 25, 2014, at 4:25 p.m..**

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Brenda Wisneski, AICP, Zoning Administrator

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