

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**100 Civic Center Drive, Newport Beach**  
**Corona del Mar Conference Room (Bay E-1st Floor)**  
**Thursday, March 13, 2014**  
**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  
Jason Van Patten, Planning Technician

**B. MINUTES** of February 13, 2014

**Action:** Approved

**C. PUBLIC HEARING ITEM(S)**

<b>ITEM NO. 1</b>	<b>401 Iris Avenue Tentative Parcel Map No. NP2014-001 (PA2014-012)</b> <b>401 Iris Avenue</b>	<b>CD 6</b>
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Jason Van Patten, Planning Technician, provided a brief project description stating that the application was for a tentative parcel map for two-unit condominium purposes. He stated that the existing two-unit dwelling would be demolished and replaced with a new two-unit dwelling, and that the applicant did not request to waive any Title 19 subdivision standards. He clarified that the purpose of the Tentative Parcel Map was to create separate ownership units.

Applicant Leonard Stiles, on behalf of the property owner, acknowledged that he had reviewed the draft resolution and the required conditions.

The Zoning Administrator opened the public hearing.

One member of the public, a neighboring property owner, asked where vehicular access was taken from.

Mr. Van Patten indicated that the project was still being reviewed for a building permit but likely would have access taken from the alley.

A second member of the public, Jim Mosher, spoke and stated that he did not think the City had the authority to make findings of compliance with the Coastal Act. He then asked for clarification regarding conditions of approval 5, 13, and 16.

Mr. Van Patten responded by indicating that conditions were in place should the development take access through Bayside Park.

Zoning Administrator Wisneski clarified that the application was specifically for ownership purposes. A discussion then followed regarding location of the driveway and recordation of the map.

There were no other public comments.

The Zoning Administrator expressed agreement with the findings that had been made and acted to approve Tentative Parcel Map No. NP2014-001.

**Action:** Approved

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

One member of the public, Mr. Jim Mosher, stated that he was unclear as to whether or not the fee for a public hearing was waived under the Newport Dividend; at which time Zoning Administrator Wisneski responded letting him know that the process for a hearing requires a separate permit and a separate fee and that those fees are not being waived under the Newport Dividend.

Further, he expressed concern with Zoning Administrator Wisneski being present at the Planning Commission meeting where a prior Zoning Administrator Hearing item that was appealed will be presented, considering she is the one who made the decision to deny it initially.

**E. ADJOURNMENT**

The hearing was adjourned at 3:49 p.m.

**The agenda for the Zoning Administrator Hearing was posted on March 7, 2014, at 1:50 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 March 7, 2014, at 2:15 p.m.**

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Brenda Wisneski, AICP, Zoning Administrator

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