

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**100 Civic Center Drive, Newport Beach**  
**Corona del Mar Conference Room (Bay E-1st Floor)**  
**Thursday, May 15, 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  
Melinda Whelan, Assistant Planner  
Benjamin M. Zdeba, Assistant Planner

**B. MINUTES** of April 24, 2014

**Action:** Approved

**C. PUBLIC HEARING ITEMS**

**ITEM NO. 1**                    **432 Goldenrod Tentative Parcel Map (PA2014-042)**  
**432 Goldenrod Avenue**

**CD 6**

Melinda Whelan, Assistant Planner, provided a brief project description stating that the applicant was requesting approval of a tentative parcel map for condominium purposes and that no waiver of Title 19 development standards were proposed. She continued that an existing two-unit duplex has been demolished and a two-unit dwelling is currently under construction that provides the code-required parking. She stated that the applicant was aware of all of the conditions of approval.

The Zoning Administrator opened the public hearing.

One member of the public, Jim Mosher, spoke and stated that he had discussed typographical errors with Melinda prior to the meeting. Mr. Mosher continued with concern about consistency with the Coastal Act.

There were no other public comments.

The Zoning Administrator closed the public hearing and moved to approve the project as proposed.

**Action:** Approved

**ITEM NO. 2**                    **La Jolla Residence Modification Permit (PA2014-037)**  
**210 La Jolla Drive**

**CD 2**

Benjamin M. Zdeba, Assistant Planner, provided a brief project description stating that the modification permit request was to add more than ten percent of the existing floor area to an existing nonconforming structure that is nonconforming due to parking. He discussed the history of the development on the property and indicated the existing garage was substandard inasmuch as it does not comply with the required 20-foot width and 20-foot depth. Furthermore, he noted the proposed addition would be compatible with the neighborhood and the expansion of the garage would accommodate two vehicles.

Applicant Scott Peotter requested Condition of Approval No. 10 be modified since the slope-stability analysis is required at the discretion of the Building Division.

The Zoning Administrator opened the public hearing.

One member of the public, Jim Mosher, expressed general agreement with staff's recommendation, but opined there may be a better alternative than the proposed modification permit given that two of the walls are being removed and replaced.

There were no other public comments.

Zoning Administrator Wisneski mentioned the expansion of the garage wall into the setback to comply with the required 20-foot width would necessitate a variance and further stated the encroachment could affect the openness of the neighborhood. She added that staff's approach to support the reduction of the required garage size was more desirable in this particular case. After clarifying the language in Condition of Approval No. 10 pursuant to the applicant's request, Zoning Administrator Wisneski approved the project as proposed.

**Action:** Approved

**ITEM NO. 3**                      **Dove Street Condo Conversion (PA2013-024)**  
**901 Dove Street**

**CD 3**

Jason Van Patten, Planning Technician, provided a brief project description stating that the applicant was requesting approval of a tentative parcel map and condominium conversion to convert an existing office building to condominiums. He stated that the purpose of the tentative parcel map was to create separate ownership units. He added that the application included a request to waive separate sewer and water connections to each unit. Mr. Van Patten noted that a special inspection was conducted to identify safety violations and that the applicant would be required to provide one additional parking space to meet the ratio required of the building. He stated that staff supported the waiver and that findings for approval could be made.

Applicant Steve Sheldon, on behalf of property owner SBS Dove Street Partners, stated that he had reviewed the draft resolution and the required conditions. Jim Biram, representative of the property owner, requested flexibility with Condition Nos. 10 and 23 regarding upgrades to satisfy the building safety inspection.

The Zoning Administrator opened the public hearing.

One member of the public, a neighboring property owner, spoke and stated that he was in agreement with the item.

Seeing no other comments, the Zoning Administrator closed the public hearing.

Zoning Administrator Wisneski requested that Condition No. 3 come immediately before Condition No. 6, and added flexibility to Condition No. 10 per the applicant's request. Additionally, she revised Condition No. 14 to specify that the CCR's be submitted to the Planning Division for review by the Building Division and City Attorney's Office and shall include the formation of an association. Furthermore, she specified that a Condition of Approval be included with language that clarifies that parking shall remain open and accessible. After reviewing the Conditions of Approval, Zoning Administrator Wisneski acted to approve Tentative Parcel Map No. NP2013-005 and Condominium Conversion No. CC2014-001.

**Action:** Approved

**ITEM NO. 4**                      **Big Canyon Reservoir Storage (PA2014-031)**  
**3300 Pacific View Drive**

**CD 7**

Jason Van Patten, Planning Technician, provided a brief project description stating that the City was requesting a minor use permit to allow the construction of a storage building at Big Canyon Reservoir. He stated that the building would be used for the storage of parts and supplies scattered throughout the property and operations would occur during normal business hours. He added that the City has proposed landscaping

to buffer and screen the storage building from neighboring properties and that lighting would consist of full cutoff fixtures to shield light and glare.

Applicant Fong Tse, on behalf of the City, stated that he had reviewed the draft resolution and the required conditions.

The Zoning Administrator opened the public hearing.

One member of the public, Joanie Stavale, spoke and stated that she was appearing on behalf of the Canyon Crest Homeowners Association. She provided photographs of residential views looking into the reservoir and was primarily concerned with aesthetics and noise of the proposed project. She also submitted a letter of opposition on behalf of Robert and Karen Kopicki, neighboring residents.

A second member of the public, Jim Mosher, spoke and had three comments. He stated it was not evident whether the reservoir obstructed visibility of the property, indicated that it was refreshing to see the City reviewing its own project but felt the Planning Commission was better suited to review the project, and did not understand the applicability of Condition No. 19.

In response, Mr. Tse indicated that the storage building would be used for supplies and accessed by staff on an as needed basis for unanticipated projects in that particular area of the City. He indicated that the City does not have a presence at the location and that crews would continue to operate out of a separate facility. He added that lighting was for emergency purposes.

Zoning Administrator Wisneski asked whether landscaping was proposed near the Canyon Crest Complex.

Mr. Tse indicated that the City has spoken with the Canyon Crest Homeowners Association and that the City would provide additional landscaping.

Seeing no other persons from the public wishing to comment, Zoning Administrator Wisneski closed the public hearing and acted to approve Minor Use Permit No. UP2014-006 subject to an amendment to Condition No. 8 to require additional landscaping to buffer the Canyon Crest Complex, and an omission of Condition No. 19.

**Action:** Approved

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

One member of the public, Jim Mosher, suggested that if the City is responsible for placing public notices on properties prior to a public hearing, City staff should remove public notices once the 14-day appeal period is over.

#### **E. ADJOURNMENT**

The hearing was adjourned at 4:03 p.m.

**The agenda for the Zoning Administrator Hearing was posted on May 09, 2014, at 1:30 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 May 09, 2014, at 1:45 p.m.**