

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Draft Zoning Administrator Resolution No. ____ approving Lot Line Adjustment No. LA2014-001

CEQA

Compliance: The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

**Item No. 3. Petco Sign Modification (PA2014-085)
1280 Bison Avenue, Suite B15**

Council District 4

Summary: A modification permit to allow a second identification wall sign on the Bison Avenue frontage where the Planned Community regulations limit each individual business to one identification sign per street frontage. The property is located in the PC-5 (North Ford) District.

Recommended

- Action:
- 1) Conduct public hearing; and
 - 2) Adopt Draft Zoning Administrator Resolution No. ____ approving Modification Permit No. MD2014-004

CEQA

Compliance: The project is categorically exempt under Section 15311, of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures).

D) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on 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 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.

E) ADJOURNMENT

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.

The agendas, minutes, and staff reports are available on the City's web site at: 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.

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.

Zoning Administrator Wisneski stated the required parking for the proposed take-out service, limited use is one parking space per 250 square feet and therefore is not considered an intensification.

Zoning Administrator Wisneski approved this item with no changes to the Conditions of Approval.

Action: Approved

**ITEM NO. 4 Sancho's Tacos Minor Use Permit No. UP2014-013 (PA2014-058)
3014 Balboa Boulevard CD 1**

Melinda Whelan, Assistant Planner, provided a brief project description stating that the request was to add a Type 41 Alcohol Beverage Control (ABC) License to an existing taco restaurant. She explained that the restaurant operates under an existing Specialty Food Permit that allows a maximum of 20 seats, including outdoor seating and hours of operation from 6:00 a.m. to 9:00 p.m. and that these conditions are not proposed to change. Mrs. Whelan continued stating that the only physical change to the property would be to secure the outdoor seating area to meet ABC requirements. Mrs. Whelan explained that the Police Department reviewed the application and did not have any objections to the request and has provided standard conditions of approval which are found in the draft resolution. Additionally, she stated that conditions of approval have been incorporated to address noise and trash, updating the enforcement capability of the existing permit. Mrs. Whelan concluded that the applicant was available to provide information and answer questions.

Applicant Donnie Lancaster of Sancho's Tacos stated that he had reviewed the draft resolution and the required conditions. He provided a brief overview of his operation in Newport Beach and in Huntington Beach. He confirmed that he is not requesting any changes to the operation other than adding an ABC license. He explained that he has different menus for different locations based on the needs of the area and the request is to simply provide a beer with a taco. He does not want people to hang out as the location is too small. He just wants the option of having a small cooler with beer. There is no room for taps or a bar-type setting. Furthermore, they have 5 stars on Yelp for both locations.

The Zoning Administrator opened the public hearing.

One member of the public, Brian Park, spoke and stated that he is concerned about the Police Department statistics for the area regarding alcohol licenses and expressed opposition to the request.

One member of the public, Drew Wetherholt, spoke in opposition to the request, expressing concern about over-concentration of alcohol licenses and the Police Department statistics.

One member of the public, Jim Mosher, commented on the Police Department statistics and recommended that the Zoning Administrator include all of the recommended conditions of approval from the Police Department as Nos. 4 and 11 were not included in the draft resolution.

There were no other public comments and the public hearing was closed.

Zoning Administrator Wisneski addressed concerns from the public. She discussed the Police Department statistics and described them as the reason why the application is taken very seriously and why it is required to go through a process that ensures that conditions are in place to address concerns. Zoning Administrator Wisneski also explained that applications are reviewed case-by-case without discrimination against new applicants. She continued that the size, floor plan and operation of the small establishment does not promote a bar-type atmosphere. She made the following changes to the Resolution: addition to Condition No. 7 restricting the maximum number of outdoor seats to 8, addition to Condition No. 11 to state that amplified music shall not be allowed in the outdoor areas, and addition to Conditions No. 4 and No. 11 from the Police Department Report to the Resolution.

Zoning Administrator Wisneski then approved the application with the aforementioned changes to the Resolution.

Action: Approved

D. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

E. ADJOURNMENT

The hearing was adjourned at 4:12 p.m.

The agenda for the Zoning Administrator Hearing was posted on June 6, 2014, at 11:03 a.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 June 6, 2014, at 11:15 a.m.

Brenda Wisneski, AICP, Zoning Administrator

DRAFT



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

**CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT**

June 26, 2014
Agenda Item No. 1

SUBJECT: 609 Poppy Tentative Parcel Map - (PA2014-068)
609 Poppy Avenue
▪ Tentative Parcel Map No. NP2014-004
▪ County Tentative Parcel Map No. 2013-177

APPLICANT: Christopher L. Marsh, Cooper Marsh International, LLC

PLANNER: Melinda Whelan, Assistant Planner
(949) 644-3221, mwhelan@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Family Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A Tentative Parcel Map application for two-unit condominium purposes. No waiver of Title 19 (Subdivisions) development standards are proposed with this application. An existing two-unit duplex will be demolished and a two-unit dwelling is currently in the permitting process. The Tentative Parcel Map would allow each unit to be sold individually.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Tentative Parcel Map No. NP2014-004 (Attachment No. ZA 1).

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DISCUSSION

- An existing two-unit duplex will be demolished and a two-unit dwelling is currently in the permitting process, which provides the code required two-car parking per unit.
- Approval of the Tentative Parcel Map will allow each unit to be sold individually.
- The property is designated for two-unit residential use by the General Plan and Zoning Code. The new two-unit dwelling is consistent with this designation and a tentative parcel map for condominiums does not change the use.
- The new condominium project will conform to current Newport Beach Municipal Code requirements and meet all Title 19 standards.
- Public improvements will be required of the applicant per the Municipal Code and Subdivision Map Act.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15315, of the State CEQA (California Environmental Quality Act) Guidelines - Class 15 (Minor Land Divisions).

The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 10 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Melinda Whelan
Assistant Planner

GR/msw

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Tentative Parcel Map No. NP2014-004
 County Tentative Parcel Map No. 2013-177

Attachment No. ZA 1

Draft Resolution

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RESOLUTION NO. ZA2014-

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING TENTATIVE PARCEL MAP NO. NP2014-004 FOR TWO-UNIT CONDOMINIUM PURPOSES LOCATED AT 609 POPPY AVENUE (PA2014-068)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Christopher L. Marsh of Cooper Marsh International, LLC, with respect to property located at 609 Poppy Avenue, and legally described as Lot 9, Block 643 of Corona del Mar Tract of Newport Beach requesting approval of a tentative parcel map.
2. The applicant proposes a tentative parcel map application for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing two-unit duplex will be demolished and a two-unit dwelling is currently in the permitting process. The Tentative Parcel Map would allow each unit to be sold individually.
3. The subject property is located within the Two-Unit Residential (R-2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential (RT).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on June 26, 2014, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 15 (Minor Land Divisions).
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

The Zoning Administrator determined in this case that the Tentative Parcel Map is consistent with the legislative intent of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 (Required Findings for Action on Tentative Maps) of Title 19:

Finding:

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The Tentative Parcel Map is for two-unit residential condominium purposes. An existing two-unit duplex will be demolished and a two-unit dwelling is currently in the permitting process. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the current General Plan Land Use Designation "Two-Unit Residential."
2. The Tentative Parcel Map does not apply to any specific plan area.
3. The project has been conditioned to require public improvements, including the reconstruction of existing broken or otherwise damaged sidewalks, curbs, and gutters along Poppy Avenue, consistent with the Subdivision Code (Title 19).

Finding:

- B. *That the site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The lot is physically suitable for a two-unit development because it is regular in shape.
2. The subject property is accessible from Poppy Avenue and the alley at the rear, and is adequately served by existing utilities.

Finding:

- C. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make*

infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Facts in Support of Finding:

1. The site was previously developed with a two-unit duplex and will be replaced with a new two-unit dwelling.
2. The property is located in an urbanized area that does not contain any sensitive vegetation or habitat.
3. The project is categorically exempt under Section 15315 (Article 19 of Chapter 3), of the California Environmental Quality Act (CEQA) Guidelines – Class 15 (Minor Land Alterations).

Finding:

D. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Facts in Support of Finding:

1. The Tentative Parcel Map is for residential condominium purposes. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 (Local Agencies to Regulate and Control Design of Subdivisions) of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

E. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Facts in Support of Finding:

1. The design of the development will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed development, because there are no public easements located on the property.

Finding:

F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.

Facts in Support of Finding:

1. The property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The site, developed for residential use, lies in a Zoning District that permits residential uses.

Finding:

G. That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision making body finds that the proposed land project is consistent with the specific plan for the area.

Facts in Support of Finding:

1. The property is not a "land project" as defined in Section 11000.5 of the California Business and Professions Code because the existing subdivision does not contain 50 or more parcels.
2. The project is not located within a specific plan area.

Finding:

H. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.

Facts in Support of Finding:

1. The Tentative Parcel Map and any future improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach

Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- I. That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Facts in Support of Finding:

1. The proposed two-unit dwelling is consistent with the R-2 Zoning District which allows two residential units on the property. Therefore, the Tentative Parcel Map for condominium purposes will not affect the City in meeting its regional housing need.

Finding:

- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Facts in Support of Finding:

1. The new two-unit dwelling will be designed so that wastewater discharge into the existing sewer system complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Facts in Support of Finding:

1. The subject property is not within the Coastal Zone.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map No. NP2014-004, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.

2. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF JUNE, 2014.

Brenda Wisneski, AICP, Zoning Administrator

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EXHIBIT "A"

CONDITIONS OF APPROVAL

1. A Tentative Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's (CADD) Standards. Scanned images will not be accepted.**
2. Prior to recordation of the tentative parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval
4. Reconstruct the existing broken and/or otherwise damaged concrete sidewalk panels/curb/gutter along the Poppy Avenue frontage.
5. All existing overhead utilities shall be under-grounded.
6. No above-ground improvements shall be installed within the 5-foot alley setback.
7. Poppy Avenue is part of the City's Moratorium List. Work performed on said roadway will require additional surfacing requirements. See City Standard 105-L-F.
8. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed and replaced with low-growing ground cover. The property line is located 10 feet from curb face.
9. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover. Water meter and the sewer cleanout shall be located within the public right-of-way.
10. An encroachment permit is required for all work activities within the public right-of-way.

11. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L and Municipal Code 20.30.130.
12. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
13. All on-site drainage shall comply with the latest City Water Quality requirements.
14. All unused water services to be abandoned shall be capped at the main (corporation stop) and all unused sewer laterals to be abandoned shall be capped at property line.
15. Subsequent to the recordation of the Tentative Parcel Map, the applicant shall apply for a building permit for description change of the subject project development from "duplex" to "condominium." **The development will not be condominiums until this permit is finalized.**
16. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the 609 Poppy Avenue Tentative Parcel Map including, but not limited to, the NP2014-004 (PA2014-068). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
17. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.

Attachment No. ZA 2

Vicinity Map

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Attachment No. ZA 3

Tentative Parcel Map No. NP2014-004
County Tentative Parcel Map No. 2013-
177

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LEGEND

- BASKETBALL HOOP
- ⊥ FIRE HYDRANT
- ▨ EDGE PAVEMENT
- ⊥ WATER VALVE
- ⊥ WATER, PULL BOX
- ⊥ SIGN
- ⊥ GAS METER
- ⊥ BLOCK WALL
- ⊥ STREET LIGHT
- ⊥ WROUGHT IRON FENCE (WIF)
- ⊥ CHAINLINK FENCE (CLF)
- ⊥ SEWER CLEANOUT
- ⊥ WATER METER
- ⊥ ASPHALT PAVEMENT
- ⊥ AREA DRAIN
- ⊥ BFP BACK FLOW PREVENTER
- ⊥ BS BOTTOM OF STEPS
- ⊥ BX CABLE TELEVISION BOX
- ⊥ CATV CABLE TELEVISION BOX
- ⊥ CURB FACE
- ⊥ CHMW. CENTERLINE
- ⊥ DRAIN OUTLET
- ⊥ D.O.
- ⊥ CONCRETE SURFACE
- ⊥ GRASS
- ⊥ BRICK SURFACE
- ELEC. ELECTRICAL
- EPB ELECTRICAL PULL BOX
- EC END OF CURVE
- FC FINISHED CONCRETE
- FD FINISHED DRAIN
- FF FINISHED FLOOR
- FFG FINISHED FLOOR GARAGE
- FL FLOWLINE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GM GAS METER
- HOR HANDICAP RAMP
- HP HIGH POINT
- INV. INVERT
- NG NATURAL GROUND
- PA PLANTER AREA
- PL PROPERTY LINE
- PP POWER POLE
- RD ROOF DRAIN (CURB OUTLET)
- RIM MANHOLE RIM
- RW RIGHT OF WAY
- SCO SEWER CLEAN-OUT
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TE TOP OF GRATE
- TGW TOP OF GARDEN/PLANTER WALL
- TB8 TELEPHONE PULL BOX
- TS TOP OF STEPS
- TW TOP OF WALL
- TX TOP OF DRAINWAY "X"
- UGT UNDERGROUND TRANSFORMER
- VG VALLEY CUTTER
- VPB VERIZON PULL BOX
- W/ WITH
- WIF WROUGHT IRON FENCE
- WM WATER METER
- WV WATER VALVE
- () EXISTING ELEVATION
- () FOUND MONUMENT
- SEARCHED FOUND NOTHING TO BE MONUMENTED PRIOR TO GRADING
- TEMPORARY BENCHMARK SET ON SANITARY MANHOLE ELEV. = 128.95 FEET.

TENTATIVE PARCEL MAP NO. 2013-177

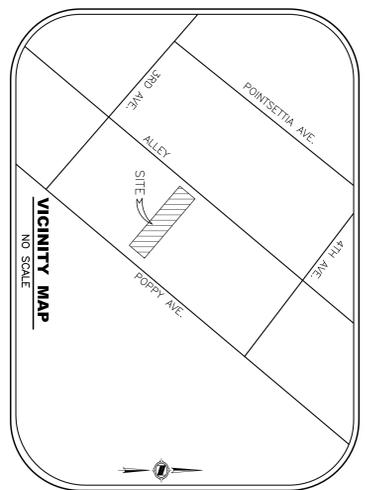
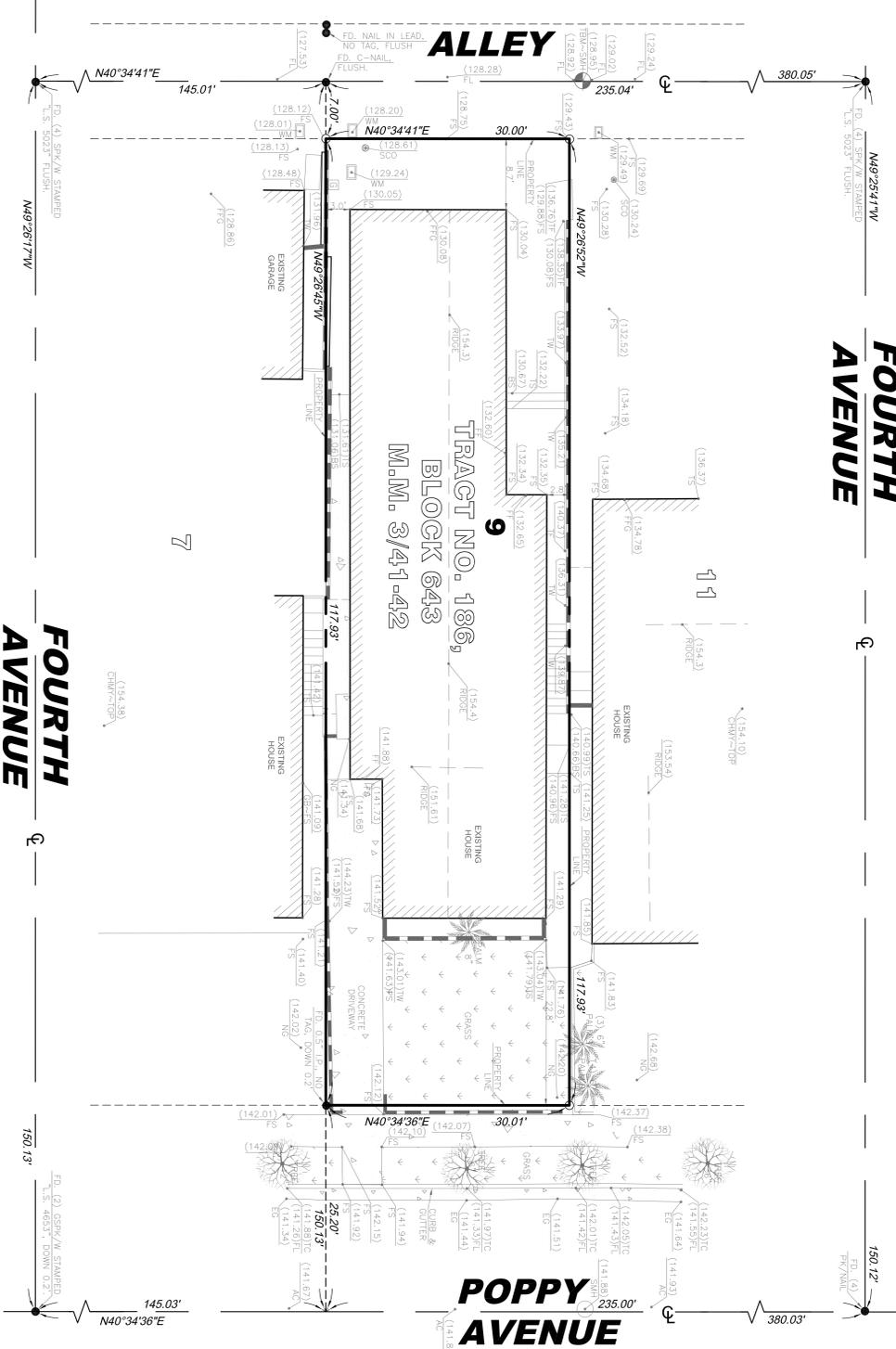
609 POPPY AVENUE
CORONA DEL MAR, CA 92625

OWNER:
COOPER MARSH INTERNATIONAL LLC
4045 GORDMAN DRIVE
CORONA DEL MAR, CA 92625

SUBDIVIDER/APPLICANT:
COOPER MARSH INTERNATIONAL LLC
CORONA DEL MAR, CA 92625

PARCEL "1" LAND AREA:
3,538 SQUARE FEET
0.08 ACRES
ZONING:
R-2 (TWO-UNIT RESIDENTIAL)
SEWER AND STORM DRAIN:
THE INTO EXISTING CITY FACILITY.
PROPOSED USE OF LAND:
RESIDENTIAL/CONDOMINIUM
ASSESSOR'S PARCEL NUMBER:
459-231-18
NUMBER OF PARCELS:
ONE
SITE ADDRESS:
609 POPPY AVENUE
CORONA DEL MAR, CA 92625
FLOOD ZONE:
ZONE X
EASEMENTS:
THERE ARE NO EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY.

FOURTH AVENUE



TITLE REPORT/EASEMENT NOTES
609 POPPY AVENUE
CORONA DEL MAR, CA 92625
APN: 459-231-18
NO TITLE REPORT PROVIDED

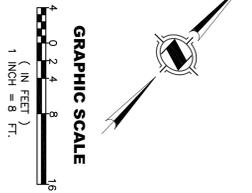
LEGAL DESCRIPTION
REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 9 OF BLOCK 643 OF THE CORONA DEL MAR TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, CALIFORNIA AS PER MAP RECORDED IN BOOK 3, PAGE(S) 41 AND 42 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR:
APEX LAND SURVEYING, INC.
5222 VAN DYKE DRIVE
HUNTINGTON BEACH, CA 92646
714.488.5006 PHONE
714.488.5006 FAX
CONTACT: PAUL D. CRAFT, PLS

BENCHMARK INFORMATION
BENCHMARK NO. 1-167-494

DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCS BRONZED DISK STAMPED "1 167 RESET 1947" SET IN THE TOP OF A CONCRETE POST. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF SEAWARD ROAD AND POPPY AVENUE. THE MONUMENT IS 229.7 FT. NORTHERLY OF THE CENTRAL LINE OF SEAWARD ROAD. MONUMENT IS SET 0.1 FT. BELOW THE SIDEWALK AND HAS A STEEL ACCESS COVER.
ELEVATION: 88.105 FEET (NAVD88), YEAR LEVELLED 2011

BASIS OF BEARINGS
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTRAL LINE OF POPPY AVENUE HAVING A BEARING OF N40°34'36"E PER P.M. 2008-117, P.M.B. 357149-450.



PAUL D. CRAFT, P.L.S. 8516
LICENSE RENEWAL DATE 12/31/14
DATE 4/08/2014

NOTE: SECTION 87706 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PROFESSIONAL ENGINEER OR SURVEYOR DOES NOT CONSTITUTE AN EXPRESSION OF PROFESSIONAL OPINION OR GUARANTEE OF ACCURACY. THE PROFESSIONAL ENGINEER OR SURVEYOR'S OBLIGATION IS TO EXERCISE REASONABLE CARE AND DILIGENCE IN THE PERFORMANCE OF HIS OR HER DUTY. THE PROFESSIONAL ENGINEER OR SURVEYOR IS NOT INSURED AGAINST NEGLIGENCE. THE PROFESSIONAL ENGINEER OR SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEES RECEIVED FOR THE SERVICES PROVIDED. THE PROFESSIONAL ENGINEER OR SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEES RECEIVED FOR THE SERVICES PROVIDED. THE PROFESSIONAL ENGINEER OR SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEES RECEIVED FOR THE SERVICES PROVIDED.

SHEET NO. 1 OF 1	PROJECT 609 POPPY AVENUE CORONA DEL MAR, CA 92625 (APN: 459-231-18)	DATE 4/8/14	PROJECT SURVEYOR APEX LAND SURVEYING INC. HUNTINGTON BEACH, CALIFORNIA 92646 PHONE: (714) 488-5006 FAX: (714) 333-4440 APEXLSINC@GMAIL.COM	REVISIONS	
		SCALE 1" = 8'		NO.	DESCRIPTION
TENTATIVE PARCEL MAP 2013-177		DRAWN J. A. H.	CHECKED P. D. C.		



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

**CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT**

June 26, 2014
Agenda Item No. 2

SUBJECT: Rutter Lot Line Adjustment - (PA2014-081)
212 Via Orvieto
▪ Lot Line Adjustment No. LA2014-001

APPLICANT: RJ Rutter

PLANNER: Jason Van Patten, Planning Technician
(949) 644-3234, jvanpatten@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-1 (Single-Unit Residential)
- **General Plan:** RS-D (Single-Unit Residential Detached)

PROJECT SUMMARY

A lot line adjustment application to adjust the underlying lot line between two contiguous lots that were previously developed with a single-family dwelling. The applicant is requesting to shift the interior lot line 2 feet to the north. Land taken from Lot 80 will be added to Lot 81. There will be no change in the number of lots.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Lot Line Adjustment No. LA2014-001 (Attachment No. ZA 1).

DISCUSSION

- The applicant proposes to adjust the interior lot line between two contiguous lots located in the R-1 (Single-Unit Residential) Zoning District. The subject property and those within the vicinity are developed with single-unit dwellings.

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- The General Plan designates the subject properties as Single-Unit Residential Detached (RS-D) which is intended for detached single-family residential dwelling units on each legal lot.
- The property is currently improved with one single-family dwelling that is constructed across two legal lots (Lots 80 and 81 of Tract No. 907). The dwelling is proposed to be demolished, thereby allowing each legal lot to be developed individually.
- The lot line adjustment would shift the interior lot line 2 feet to the north, taking 176 square feet of land from Lot 80 and adding to Lot 81. The resulting net area would be 2,640 square feet for the proposed Parcel 1 (Exhibit B of Attachment No. ZA 3) and 2,992 square feet for the proposed Parcel 2.
- The proposed parcels are consistent with the original lot sizes in the vicinity which are typically 30 feet wide, 88 feet deep, and 2,640 square feet in area, but as large as 35 feet wide, 88 feet deep, and 3,080 square feet in area. The proposed parcels with lot widths of 30 feet and 34 feet and depths of 88 feet are compatible with neighboring lots in width, depth, and area.
- The minor boundary adjustment will not impact access to the subject property from Via Orvieto and Via Palermo.
- The number of parcels will remain unchanged as a result of the boundary adjustment.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15305, of the State CEQA (California Environmental Quality Act) Guidelines - Class 5 (Minor Alterations in Land Use Limitations). The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel. The proposed lot line adjustment is consistent with all of the requirements of the Class 5 exemption.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD

An appeal may be filed with the Community Development Director within 10 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Jason Van Patten
Planning Technician

JM/jvp

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Exhibits

Attachment No. ZA 1

Draft Resolution

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RESOLUTION NO. ZA2014-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2014-001 FOR PROPERTY LOCATED AT 212 VIA ORVIETO (PA2014-081)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by RJ Rutter, with respect to property located at 212 Via Orvieto, and legally described as Lots 80 and 81 of Tract No. 907 requesting approval of a lot line adjustment.
2. The applicant proposes to adjust the interior lot line between contiguous parcels of land 2 feet to the north. The proposal would take 176 square feet of land from Lot 80 and add to Lot 81. The resulting net area would be 2,640 square feet for the proposed Parcel 1, and 2,992 square feet for the proposed Parcel 2. There will be no change in the number of lots.
3. The subject property is located within the Single-Unit Residential (R-1) Zoning District and the General Plan Land Use Element category is Single-Unit Residential Detached (RS-D).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single-Unit Residential Detached (RSD-C).
5. A public hearing was held on June 26, 2014, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 5 (Minor Alterations in Land Use Limitations). The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.
2. The proposed lot line adjustment will not change the number of existing lots, will not result in any change in use or density, and is consistent with all of the requirements of the Class 5 exemption.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of this title.*

Facts in Support of Finding:

1. The proposed boundary adjustment will not change the single-unit residential use of the property, and will maintain consistency with the General Plan Land Use Designation, Single-Unit Residential Detached (RS-D), which is intended for detached single-family residential dwelling units on a single lot.
2. The proposed boundary adjustment will not result in a development pattern which is inconsistent with the surrounding neighborhood. Each of the resulting parcels will allow for future single-unit development which is consistent with the single-unit General Plan Land Use and Zoning designations.
3. The proposed boundary adjustment is consistent with the purpose identified in Chapter 19.76 (Lot Line Adjustments) of the Newport Beach Municipal Code. The lot line adjustment constitutes a minor boundary adjustment involving two adjacent lots where land taken from one lot is added to an adjacent lot. The original number of lots will remain unchanged after the adjustment.
4. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners because the adjustment affects an interior lot line between two adjacent lots, and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood.

Finding:

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment will shift the interior lot line between two adjacent lots 2 feet to the north. No additional lots will result from the adjustment and the number remains the same as before the lot line adjustment.

Finding:

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment will take 176 square feet of land from Lot 80 and add to Lot 81. The resulting net area would be 2,640 square feet for the proposed Parcel 1 and 2,992 square feet for the proposed Parcel 2. The proposed parcels are consistent with lot sizes in the vicinity which are typically 30 feet wide, 88 feet deep, and 2,640 square feet in area, but as large as 35 feet wide, 88 feet deep, and 3,080 square feet in area.
2. The proposed parcels with lot widths of 30 feet and 34 feet and depths of 88 feet are consistent with neighboring lots and comply with all applicable zoning regulations. The proposed parcels are not more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment and those in the vicinity, and there will be no change in allowed land uses, density, or intensity on the properties.

Finding:

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding:

1. The proposed boundary adjustment affects the interior lot line between two adjacent lots. Legal access to the subject property from Via Orvieto and Via Palermo is not affected by the lot line adjustment.

Finding:

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding:

1. The final configuration of the proposed parcels does not result in the loss of direct vehicular access from any street. Vehicular access to the existing property is taken from Via Palermo and the final configuration will not change this.

Finding:

- F. That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding:

1. The final configuration of the proposed parcels does not result in a requirement for revised setbacks since the parcels are not proposed to be reoriented. The required setbacks applicable to lots in the R-1 Zoning District shall continue to apply to the adjusted lots per the Zoning Code, just as they applied to the previous configuration.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2014-001, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 10 days following the date this Resolution was adopted unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 26TH DAY OF JUNE, 2014.

By:

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

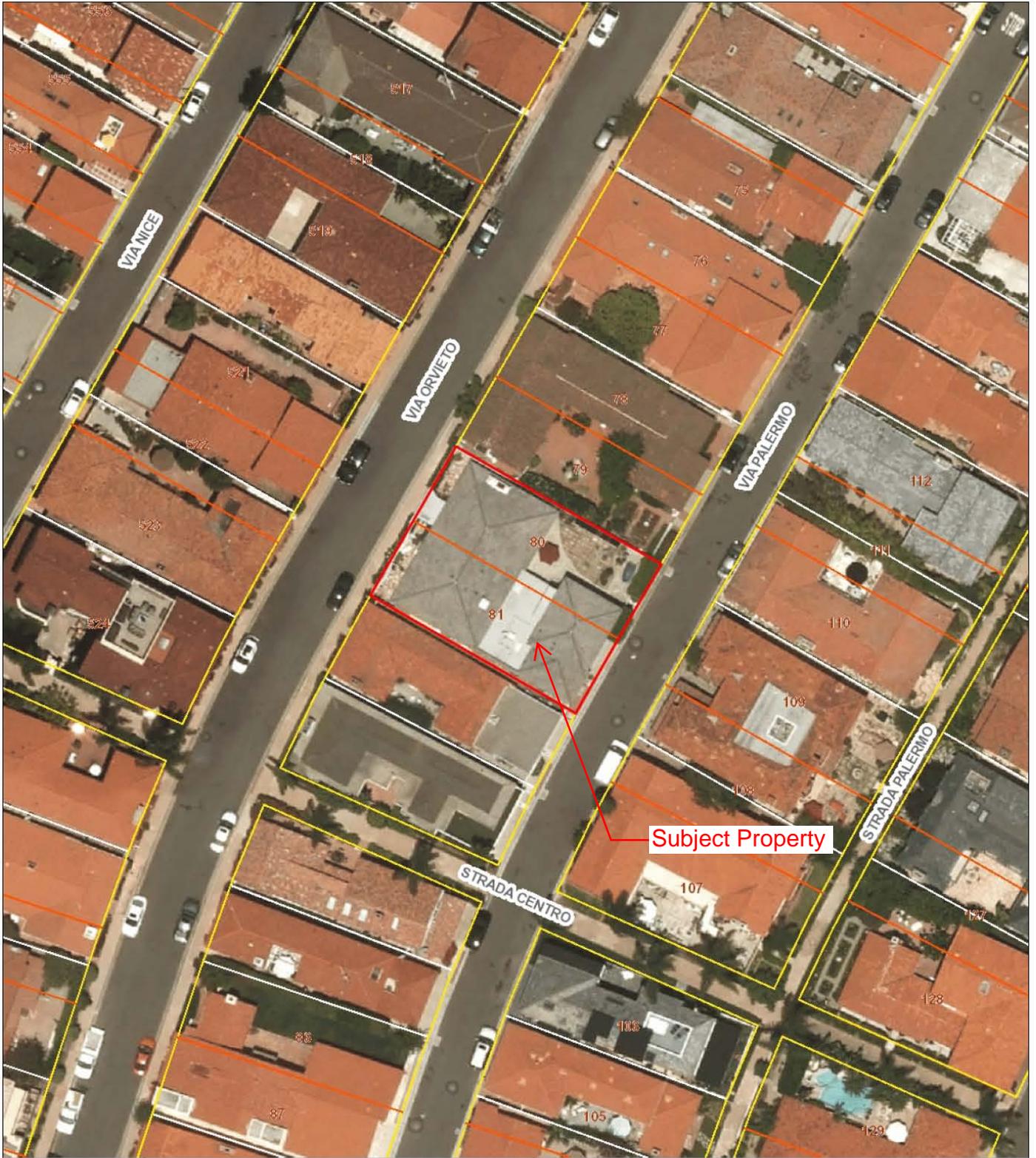
1. The development shall be in substantial conformance with the approved lot line adjustment exhibits stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. The applicant shall comply with all federal, state, and local laws unless specifically waived or modified by the conditions of approval.
3. Prior to the release for recordation of the lot line adjustment, the applicant shall apply for a building permit to remove the existing single-family dwelling and all work fulfilling this requirement shall be completed and finalized by the Building Division.
4. The applicant is required to obtain all applicable permits from the City's Building Division and Fire Department for construction or demolition. The construction plans must comply with the most recent, City-adopted version of the California Building Code. The construction plans must meet all applicable State Disabilities Access requirements.
5. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
6. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Rutter Lot Line Adjustment including, but not limited to, the LA2014-001 (PA2014-081). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

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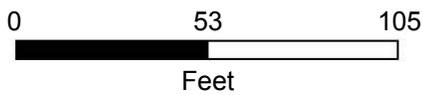
Attachment No. ZA 2

Vicinity Map

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Newport
Beach
GIS



Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

5/19/2014

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Attachment No. ZA 3

Exhibits

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EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT NO. LA 2014

RECEIVED BY
 COMMUNITY
 MAY 22 2014
 DEVELOPMENT
 CITY OF NEWPORT BEACH

(LEGAL DESCRIPTION)

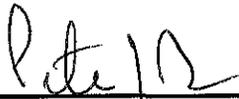
OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
RAYMOND J. RUTTER, TRUSTEE OF THE RAYMOND J. RUTTER AND MELANIE RUTTER FAMILY TRUST, DATED 6-8-94	423-232-06	PARCEL 1
RAYMOND J. RUTTER, TRUSTEE OF THE RAYMOND J. RUTTER AND MELANIE RUTTER FAMILY TRUST, DATED 6-8-94	423-232-06	PARCEL 2

A PROJECT CONSISTING OF AN ADJUSTMENT OF LOTS 80 AND 81 OF TRACT NO. 907, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 28, PAGES 25 TO 36, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

There may be easements of record delineated and referenced on the underlying maps or there may be other recorded easements within the area being adjusted that are not shown on this document that could encumber said parcels herein.

THIS DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.



 PETE J. DUCA R.C.E. 24668
 MY REGISTRATION EXPIRES 12-31-15

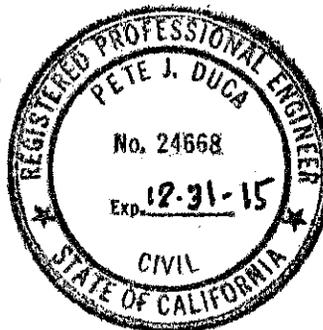


EXHIBIT "B"

CITY OF NEWPORT BEACH

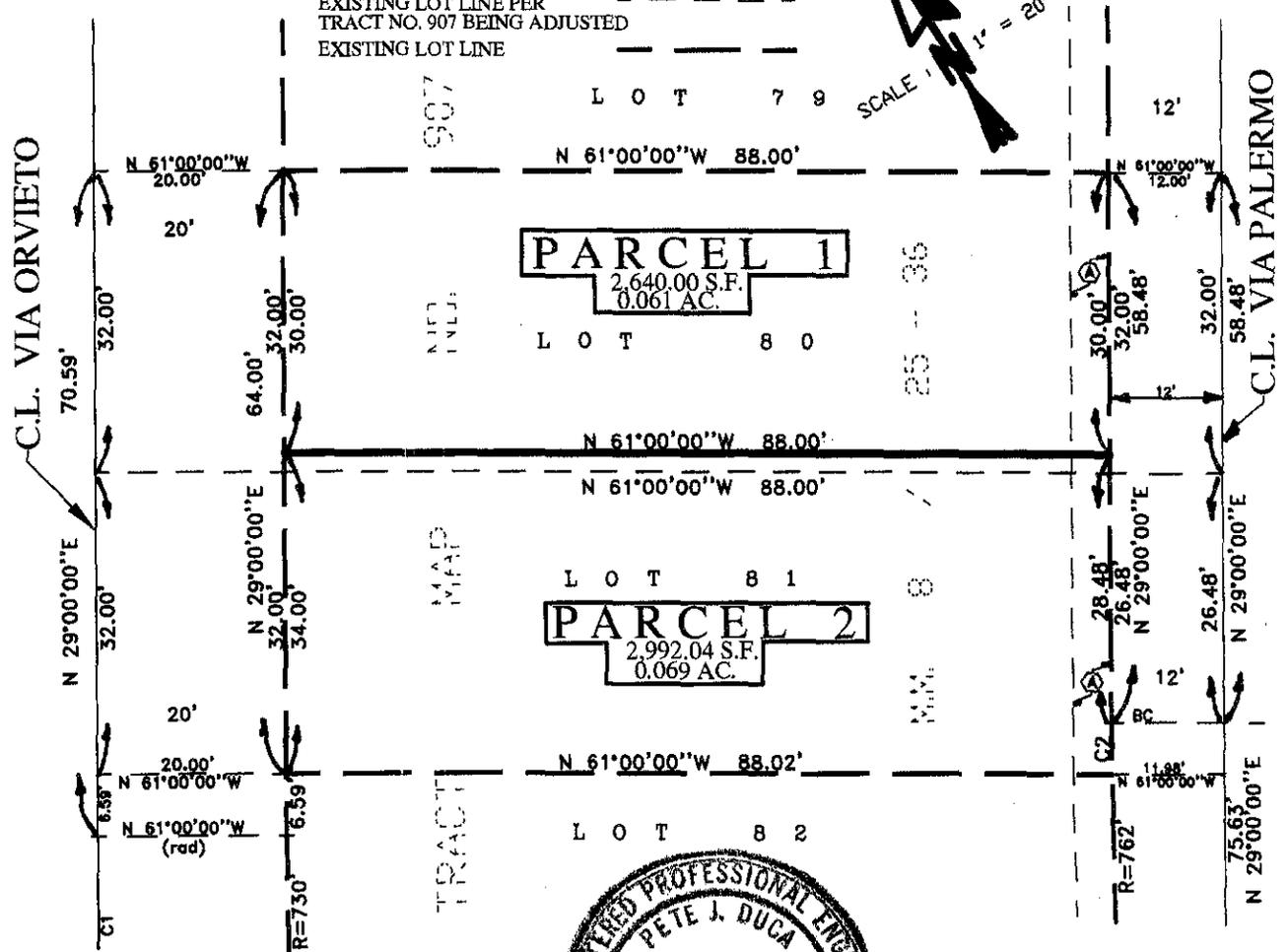
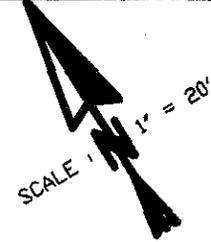
LOT LINE ADJUSTMENT NO. LA 2014

(MAP)

OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
RAYMOND J. RUTTER, TRUSTEE OF THE RAYMOND J. RUTTER AND MELANIE RUTTER FAMILY TRUST, DATED 6-8-94	423-232-06	PARCEL 1
RAYMOND J. RUTTER, TRUSTEE OF THE RAYMOND J. RUTTER AND MELANIE RUTTER FAMILY TRUST, DATED 6-8-94	423-232-06	PARCEL 2

LEGEND:

- PROPOSED NEW LOT LINE PER LOT LINE ADJUSTMENT
- EXISTING LOT LINE PER TRACT NO. 907 BEING ADJUSTED
- EXISTING LOT LINE



CURVE DATA:

Curve	Delta Angle	Radius	Arc
6.59'	5°45'31"	750.00	75.38
	0°24'53"	762.00	5.52

EASEMENTS OF RECORD:

(A) -- 4' WIDE EASEMENT TO CITY OF NEWPORT BEACH FOR PUBLIC UTILITY PURPOSES.



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

Pete J. Duca

PETE J. DUCA, R.C.E. 24668
MY REGISTRATION EXPIRES 12-31-15

EXHIBIT "C"

CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT NO. LA _____

(SITE PLAN)

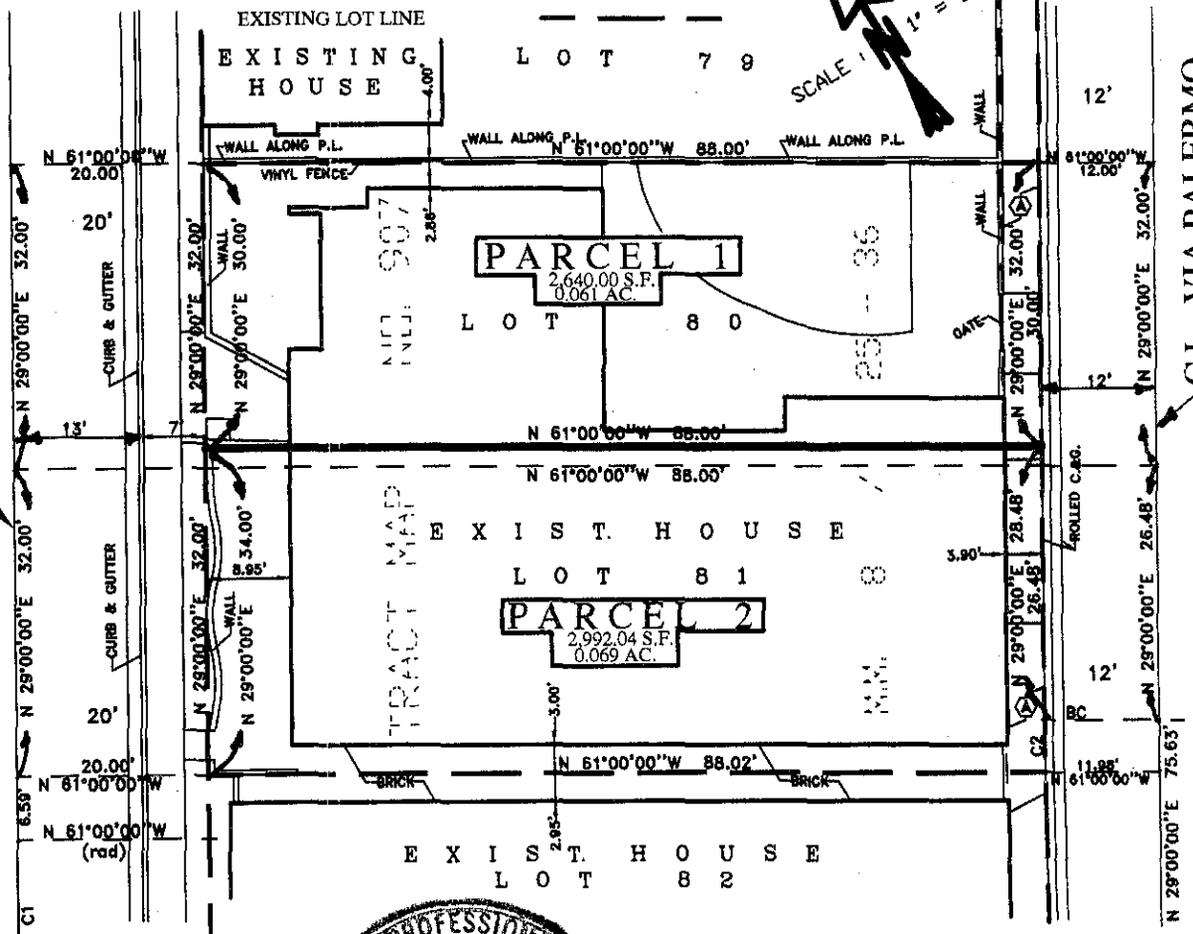
OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
RAYMOND J. RUTTER, TRUSTEE OF THE RAYMOND J. RUTTER AND MELANIE RUTTER FAMILY TRUST, DATED 6-8-94	423-232-06	PARCEL 1
RAYMOND J. RUTTER, TRUSTEE OF THE RAYMOND J. RUTTER AND MELANIE RUTTER FAMILY TRUST, DATED 6-8-94	423-232-06	PARCEL 2

LEGEND:

- PROPOSED NEW LOT LINE PER LOT LINE ADJUSTMENT
- EXISTING LOT LINE PER TRACT NO. 907 BEING ADJUSTED
- EXISTING LOT LINE

C.L. VIA ORVIETO

C.L. VIA PALERMO

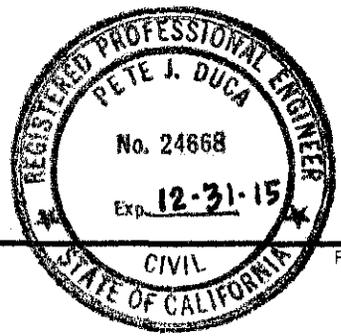


CURVE DATA:

Curve	Delta Angle	Radius	Arc
1	5°45'31"	750.00	75.38
2	0°24'53"	762.00	5.52

EASEMENTS OF RECORD:

Ⓐ -- 4' WIDE EASEMENT TO CITY OF NEWPORT BEACH FOR PUBLIC UTILITY PURPOSES.



THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

Pete J. Duca

PETE J. DUCA R.C.E. 24668
MY REGISTRATION EXPIRES 12-31-15

June 26, 2014, Zoning Administrator Agenda Comments

Comments submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Item II: Approval of Minutes (June 12, 2014)

Suggested changes:

1. Page 2, paragraph 4: "... he lives in the neighborhood and is familiar with the ~~CC and R's~~ **CC&R's** and look of the community."
2. Page 2, paragraph 3 from end: "~~One member of the public, Mr. Jim Mosher, spoke and inquired on the previous use of the suite and stated that the City's non-conforming parking~~ **rule** was ambiguous."
3. Page 3, last sentence: "~~She made the following changes to the Resolution: addition to Condition No. 7 restricting the maximum number of outdoor seats to 8, addition to Condition No. 11 to state that amplified music shall not be allowed in the outdoor areas, and addition~~ **to of** Conditions No. 4 and No. 11 from the Police Department Report to the Resolution."

Item No. 2. Rutter Lot Line Adjustment (PA2014-081)

I believe that any kind of subdivision change within the Coastal Zone, including a lot line adjustment, requires a Coastal Development Permit or a waiver of that requirement. To the best of my knowledge, the City's Categorical Exclusion Order does not exempt lot changes.

Item No. 3. Petco Sign Modification (PA2014-085)

I am unable to view the staff report from home because NovusAgenda terminates downloads after a little under two minutes and my internet connection is too slow to download the item in that time.

From what I recall of the printed staff report I saw in the Planning Division lobby, I am strongly opposed to this modification permit request as I see no need for a second identification sign.

A single sign on the fascia-like horizontal element of the building between the entry towers would, I suspect, be consistent with the existing sign standards, more tasteful, and entirely adequate. Surely visitors to the shopping center do not need two signs to find the Petco building, and having found the building do not need a sign on each tower to figure out how to get in.

In short, I see no need to deviate from what I assume are the existing sign standards and I feel allowing a proliferation of unnecessary signs is not in the best interests of the community.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
(949) 644-3200 Fax: (949) 644-3229
www.newportbeachca.gov

**CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT**

June 26, 2014
Agenda Item No. 3

SUBJECT: Petco Sign Modification - (PA2014-085)
1280 Bison Avenue, Suite B15
▪ Modification Permit No. MD2014-004

APPLICANT: Irvine Company

PLANNER: Jason Van Patten, Planning Technician
(949) 644-3234, jvanpatten@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** PC-5 (North Ford)
- **General Plan:** CG (General Commercial)

PROJECT SUMMARY

A modification permit to allow a second identification wall sign on the Bison Avenue frontage where the Planned Community regulations limit each individual business to one identification sign per street frontage. Petco's existing identification wall sign fronting Bison Avenue will remain unchanged. No other deviations are proposed.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Modification Permit No. MD2014-004 (Attachment No. ZA 1).

DISCUSSION

- The subject property is located within the North Newport Shopping Center which is within Commercial Area 3 of the North Ford Planned Community (PC-5) Zoning District.

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- The applicant proposes a second wall sign on the Bison Avenue frontage for the purpose of identifying pet grooming services offered by Petco, where the Planned Community regulations limit each individual business to one identification sign per street frontage. Petco's existing identification sign fronting Bison Avenue will remain unchanged.
- The proposed wall sign measuring 16.75 square feet is consistent with other signage in the shopping center and complies with the general sign standards under the North Ford Planned Community.
- The property provides two separate building entrances for retail sales and pet grooming. Each entrance is recessed and located beneath matching architectural tower projections. The existing wall sign fronting Bison Avenue identifies the retail sales entrance. The proposed wall sign would call attention to the pet grooming entrance which is not as readily apparent to visitors of the shopping center.
- The addition of a second wall sign will not detract from the building's exterior but will maintain visual continuity with existing Petco signage and other storefronts in the shopping center. The new wall sign will be located above the pet grooming entrance in an area that suggests placement of a sign. The proposed sign will use colors consistent with existing Petco signage and will be made of durable materials.
- To provide for future flexibility, the project is conditioned limiting the wall sign to a maximum of 28.5 square feet in area (one and one-half square feet of sign for each lineal foot of the architectural tower projection).

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15311, of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures). Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to signs.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Jason Van Patten
Planning Technician

JM/jvp

- | | | |
|--------------|------|------------------|
| Attachments: | ZA 1 | Draft Resolution |
| | ZA 2 | Vicinity Map |
| | ZA 3 | Site Photographs |
| | ZA 4 | Project Plans |

Attachment No. ZA 1

Draft Resolution

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RESOLUTION NO. ZA2014-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING MODIFICATION PERMIT NO. MD2014-004 FOR A SECOND IDENTIFICATION WALL SIGN LOCATED AT 1280 BISON AVENUE, SUITE B15

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by the Irvine Company, with respect to property located at 1280 Bison Avenue, Suite B15 and legally described as Lot 6 in Tract No. 12309 requesting approval of a modification permit.
2. The applicant proposes a second identification wall sign on the Bison Avenue frontage for the purpose of identifying pet grooming services offered by Petco, where the Planned Community regulations limit each individual business to one identification sign per street frontage. Petco's existing identification wall sign fronting Bison Avenue will remain unchanged. No other deviations are proposed.
3. The subject property is located within the North Ford Planned Community (PC-5) Zoning District and the General Plan Land Use Element category is General Commercial (CG).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on June 26, 2014, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to Title 14 of the California Code of Regulations (Section 15311, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 11 (Accessory Structures).
2. Class 11 consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to signs.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 20.52.050 (Modification Permits) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The requested modification will be compatible with existing development in the neighborhood.*

Facts in Support of Finding:

1. The subject property is located within the North Newport Shopping Center which is within Commercial Area 3 of the North Ford Planned Community (PC-5) Zoning District. The proposed wall sign will be accessory to the existing commercial uses in the shopping center.
2. The proposed wall sign, measuring 16.75 square feet, is consistent with other signage in the shopping center and complies with the general sign standards under the North Ford Planned Community.
3. The location of the proposed wall sign above an entrance is compatible with signage in the shopping center that are similarly placed above entrances.

Finding:

- B. *The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

Facts in Support of Finding:

1. The frontage of the property extends 164 feet 2 inches which is significantly larger than other tenant frontages in the shopping center.
2. The property provides two separate building entrances for retail sales and pet grooming. Each entrance is recessed and located beneath matching architectural tower projections. The existing wall sign fronting Bison Avenue identifies the retail sales entrance. The proposed wall sign is necessary to identify the pet grooming entrance, which is not as readily apparent to visitors of the shopping center.
3. The parking lot adjacent to the building frontage is expansive, and the proposed wall sign will help to identify the separate entrances to visitors approaching from MacArthur Boulevard and Bison Avenue.

Finding:

- C. *The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.*

Facts in Support of Finding:

1. The general purpose and intent of the North Ford Planned Community as it pertains to signs is to provide each sign user with an opportunity for adequate identification while guarding against the excessive and confusing proliferation of signs.
2. A strict application of the sign standards established by the North Ford Planned Community would limit the business to one wall sign per street frontage. This would result in inadequate identification due to the physical scale of the existing building frontage.
3. The proposed wall sign will identify each entrance to the business which are at opposite ends of the building.

Finding:

- D. There are no alternatives to the modification permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.*

Facts in Support of Finding:

1. The alternative would be to maintain the existing sign configuration; however, the additional wall sign will provide positive benefit to pedestrians and visitors to the site by providing increased visibility for each building entrance.
2. Section 20.52.050 (Modification Permits) of the Zoning Code specifies that a modification permit may be granted to increase the allowed number of signs. The lineal footage of the building fronting Bison Avenue warrants the increase in quantity of signs and will not detract from the building's exterior.
3. The proposed wall sign will provide additional visual direction for the public from the surrounding public roadways and from a greater distance without detracting from the development's overall aesthetic.

Finding:

- E. The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

1. Approval of the application to allow a second wall sign on the Bison Avenue frontage does not change the density or intensity of the existing use. The proposed sign will provide adequate identification to the major tenant that provides two separate

entrances. Due to the size of the building frontage, a second wall sign measuring 16.75 square feet will not adversely affect or be detrimental to persons, property, or improvements in the shopping center or surrounding neighborhood.

2. The addition of a wall sign fronting Bison Avenue will not impact residential properties located behind the property.
3. The granting of the modification to provide relief is consistent with past approvals regarding number of signs for other major tenants in the shopping center that have demonstrated no detriment to the public health, safety, or welfare of occupants of the property, nearby properties, the neighborhood, or the City.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit No. MD2014-004, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 26TH DAY OF JUNE, 2014.

By:

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. This Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses 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.
4. The wall sign shall not exceed an area equal to 28.5 square feet.
5. This Modification Permit shall become null and void should the tenant space be subdivided into two smaller suites.
6. The applicant is required to obtain all applicable permits from the City's Building Division. The construction plans must comply with the most recent, City-adopted version of the California Building Code.
7. A copy of the Resolution, including conditions of approval (Exhibit "A") shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
8. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 (Planning and Zoning) of the Newport Beach Municipal Code.
9. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Petco Sign Modification including, but not limited to, the MD2014-004 (PA2014-085). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys'

fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

DRAFT

Attachment No. ZA 2

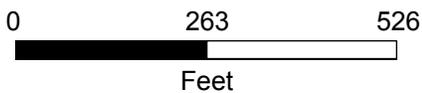
Vicinity Map

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Subject Property

Newport
Beach
GIS



Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

5/20/2014

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Attachment No. ZA 3

Site Photographs

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Proposed Sign Location

04/30/2014 07:08

PHOTO 1



Pet Grooming Entrance

04/30/2014 07:09

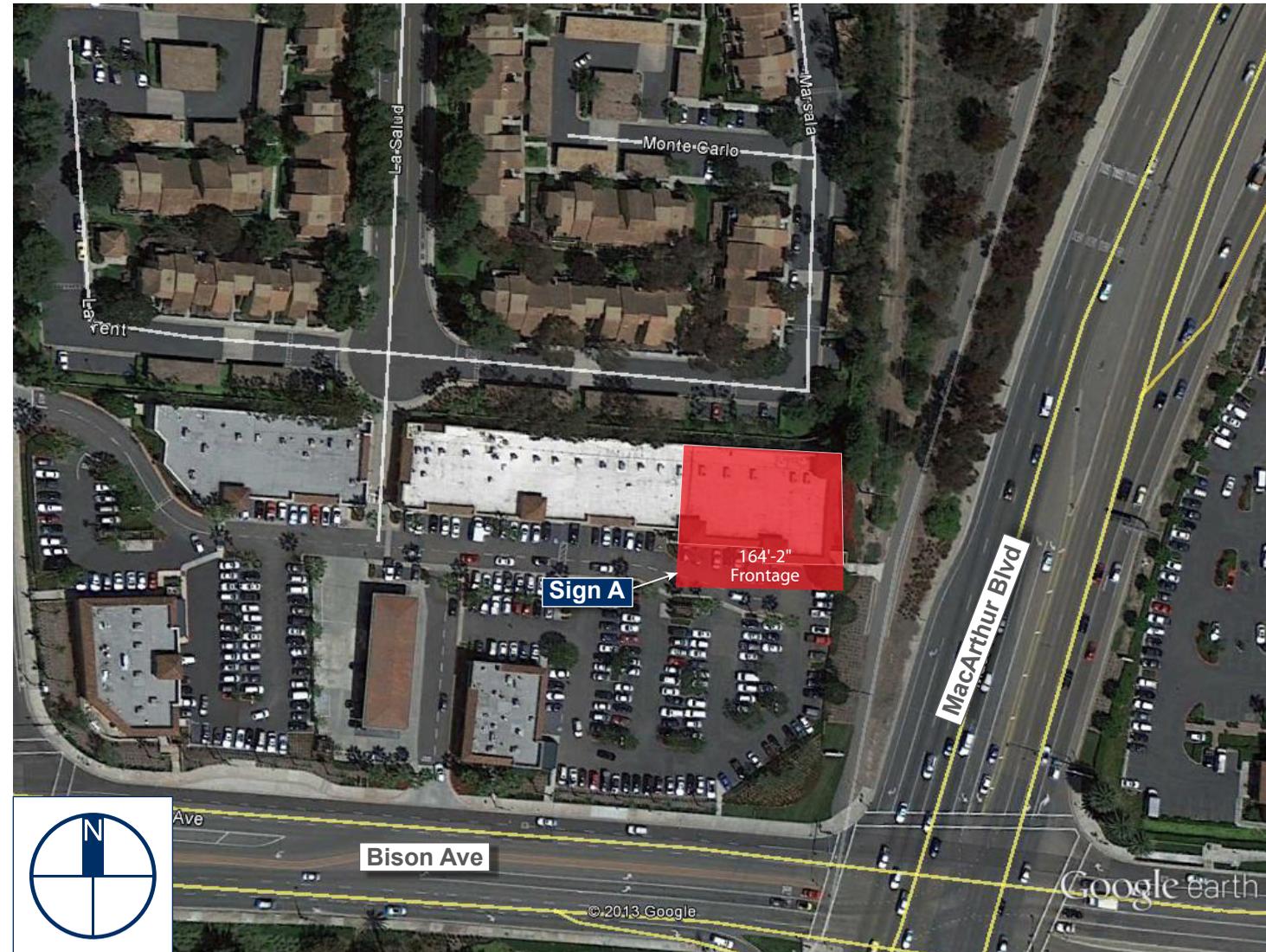
PHOTO 3

Attachment No. ZA 4

Project Plans

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SIGN A	18" Grooming
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	16.75
To Grade:	Top of sign to grade = 18'-10 1/2" Bottom of sign to grade = 17'-4 1/2"



REVISION INFO	02/05/2014	Original Rendering	JD
	05/14/2014	post sets for approval	SB

SIGN A	18" Grooming
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
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To Grade:	Top of sign to grade = 18'-10 1/2" Bottom of sign to grade = 17'-4 1/2"



Front Elevation (South)

Scale: 3/32" = 1'-0"



Allowable Square Footage this Elevation:	TBD
Formula:	
Actual Square Footage this Elevation:	16.75



Client:	Petco
Site #:	PC-523
Address:	1280 Bison Avenue Newport Beach, CA 92660-4205 Newport North (CA)

REVISION INFO	02/05/2014	Original Rendering	JD
	05/14/2014	post sets for approval	SB

This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.



SIGN A	18" Grooming
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	16.75
To Grade:	Top of sign to grade = 18'-10 1/2" Bottom of sign to grade = 17'-4 1/2"

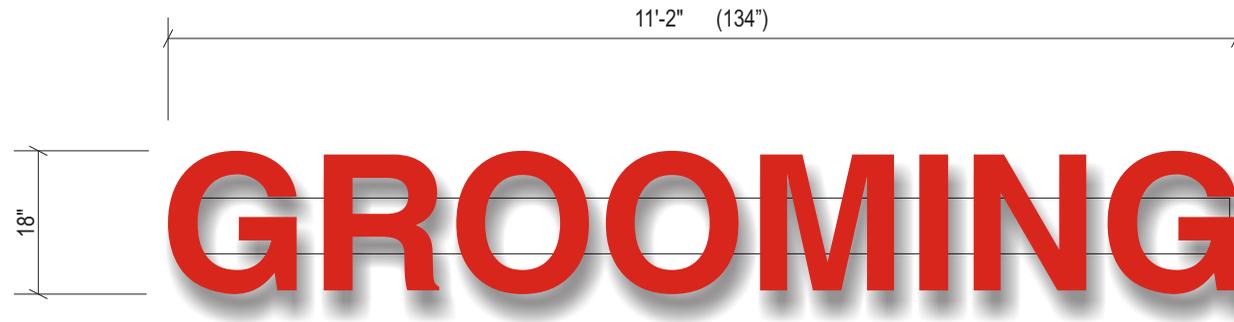


Front Elevation (South)

Scale: N.T.S.

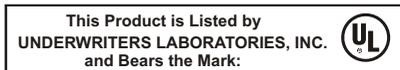
	Client: Petco	REVISION INFO	02/05/2014	Original Rendering	JD	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
	Site #: PC-523		05/14/2014	post sets for approval	SB	
Address: 1280 Bison Avenue						
Newport Beach, CA 92660-4205						
Newport North (CA)						
						
				1.800.213.3331 25		

SIGN A	18" Grooming
Type:	Individual Channel Letters on a Raceway
Illumination:	Internally Illuminated LED
Square Footage:	16.75
To Grade:	Top of sign to grade = 18'-10 1/2" Bottom of sign to grade = 17'-4 1/2"



Sign Layout Detail

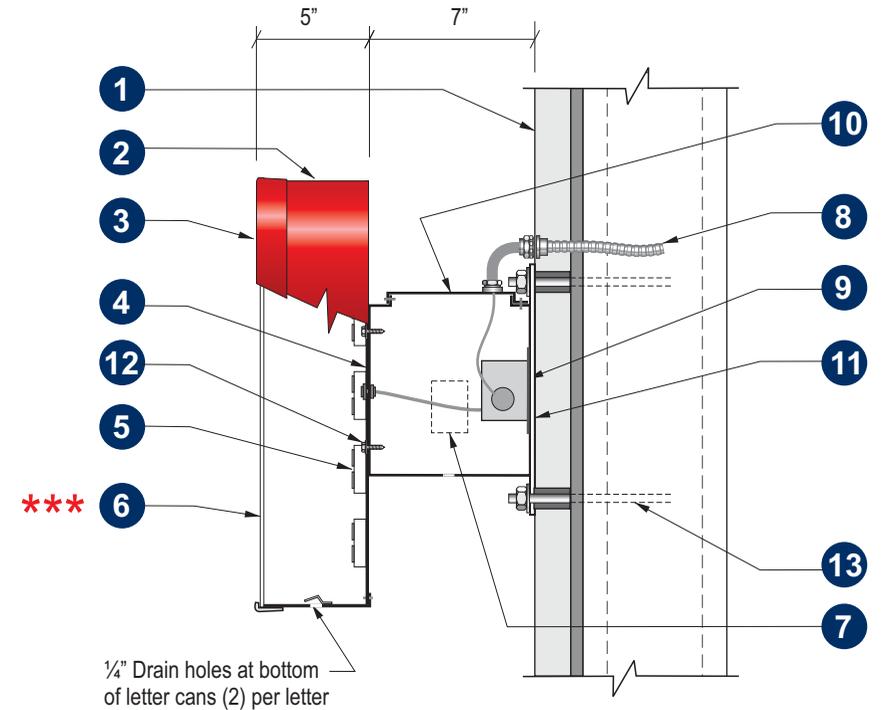
Scale: 1/2" = 1'-0"



Electrical Detail:
AGILIGHT Sign Rayz LED's Red - "GROOMING" letters (1) 60w transformer @ 0.85 each Total Amps = 0.85

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters
1. Existing Facade: EIFS/ Plywood/ Metal Studs
2. 0.040" Aluminum letter returns painted to match Wrisco Red
3. 1" trim cap to match Red
4. 3mm Signabond Lite composite backs (interior of sign can painted white for maximum illumination)
5. Red LEDs
6. 3/16" Red #2793 acrylic face
7. Waterproof disconnect switch per NEC 600-6
8. Primary electrical feed
9. Transformers
10. 0.080" Aluminum raceway painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway - Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 11/4" fender washers
13. Mounting hardware to suit



Section @ LED Channel Letter Raceway (Center) Scale: N.T.S.



Client:	Petco
Site #:	PC-523
Address:	1280 Bison Avenue Newport Beach, CA 92660-4205 Newport North (CA)

REVISION INFO	02/05/2014	Original Rendering	JD
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1.800.213.3331

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June 26, 2014, Zoning Administrator Agenda Comments

Comments submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Item II: Approval of Minutes (June 12, 2014)

Suggested changes:

1. Page 2, paragraph 4: "... he lives in the neighborhood and is familiar with the ~~CC and R's~~ **CC&R's** and look of the community."
2. Page 2, paragraph 3 from end: "One member of the public, Mr. Jim Mosher, spoke and inquired on the previous use of the suite and stated that the City's non-conforming parking **rule** was ambiguous."
3. Page 3, last sentence: "She made the following changes to the Resolution: addition to Condition No. 7 restricting the maximum number of outdoor seats to 8, addition to Condition No. 11 to state that amplified music shall not be allowed in the outdoor areas, and addition ~~to~~ **of** Conditions No. 4 and No. 11 from the Police Department Report to the Resolution."

Item No. 2. Rutter Lot Line Adjustment (PA2014-081)

I believe that any kind of subdivision change within the Coastal Zone, including a lot line adjustment, requires a Coastal Development Permit or a waiver of that requirement. To the best of my knowledge, the City's Categorical Exclusion Order does not exempt lot changes.

Item No. 3. Petco Sign Modification (PA2014-085)

I am unable to view the staff report from home because NovusAgenda terminates downloads after a little under two minutes and my internet connection is too slow to download the item in that time.

From what I recall of the printed staff report I saw in the Planning Division lobby, I am strongly opposed to this modification permit request as I see no need for a second identification sign.

A single sign on the fascia-like horizontal element of the building between the entry towers would, I suspect, be consistent with the existing sign standards, more tasteful, and entirely adequate. Surely visitors to the shopping center do not need two signs to find the Petco building, and having found the building do not need a sign on each tower to figure out how to get in.

In short, I see no need to deviate from what I assume are the existing sign standards and I feel allowing a proliferation of unnecessary signs is not in the best interests of the community.