



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall - 100 Civic Center Drive, Newport
Beach
Corona del Mar Conference Room (Bay E-1st Floor)
July 10, 2014 - 3:30 PM

Brenda Wisneski, Zoning Administrator

I. CALL MEETING TO ORDER

II. APPROVAL OF MINUTES

MINUTES OF JUNE 26, 2014

III. PUBLIC HEARING ITEM(S)

ITEM NO. 1. Heliotrope Waterpointe Tentative Parcel Map (PA2014-093) 431 Heliotrope Avenue (Council District 6)

Summary:

A Tentative Parcel Map application for two-unit condominium purposes. No waiver of Title 19 (Subdivisions) development standards are proposed with this application. A single-family dwelling was demolished and a new two-unit duplex is under construction. The Tentative Parcel Map would allow each unit to be sold individually.

Recommended Action:

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Tentative Parcel Map No. NP2014-008 (Attachment No. ZA 1).

CEQA Compliance:

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.

ITEM NO. 2. Vaughan Residence Condominium Conversion and Tentative Parcel Map (PA2014-076)

618 and 618 1/2 Poinsettia Avenue (Council District 6)

Summary:

A condominium conversion and tentative parcel map to convert an existing duplex into a condominium project. The code required two-car parking per unit is provided and no

waivers of Title 19 development standards are proposed with this application.

Recommended Action:

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ZA2014-___ approving Condominium Conversion No. CC2014-004 Tentative Parcel Map No. NP2014-006 (Attachment No. ZA 1).

CEQA Compliance:

The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). This exemption authorizes minor alterations to existing structures involving negligible or no expansion of use including but not limited to the division of existing multiple-family or single-family residences into common-interest ownership, and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. The proposed project involves the division of an existing duplex where no significant physical changes are proposed.

**ITEM NO. 3. The Waffle Affair Minor Use Permit (PA2014-099)
1064 Bayside Drive (Council District 5)**

Summary:

A minor use permit to allow the operation of a new food service eating and drinking establishment within an existing commercial shopping center. No late hours (after 11:00 p.m.) or alcohol service is requested as part of the application.

Recommended Action:

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. ZA2014-___ approving Minor Use Permit No. UP2014-022 (Attachment No. ZA 1).

CEQA Compliance:

The project is categorically exempt under Section 15301, of the State CEQA (California Environmental Quality Act) Guidelines - Class 1 (Existing Facilities). This exemption includes the ongoing use of existing buildings where there is negligible or no expansion of use. The proposed project involves interior improvements to an existing tenant space formerly occupied by retail bakery to a food service, eating and drinking establishment which is a negligible expansion of use.

IV. 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 Committee. 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 Committee 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.

V. 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.