

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**100 Civic Center Drive, Newport Beach**  
**Corona del Mar Conference Room (Bay E-1st Floor)**  
**Thursday, June 26, 2014**  
**REGULAR HEARING**  
**3:30 p.m.**

**A. CALL TO ORDER** – The meeting was called to order at 3:30 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator  
Jason Van Patten, Planning Technician

**B. MINUTES** of June 12, 2014

**Action:** Approved

**C. PUBLIC HEARING ITEMS**

**ITEM NO. 1**                    **609 Poppy Avenue Tentative Parcel Map (PA2014-068)**  
**609 Poppy Avenue**

**CD 6**

Jason Van Patten, Planning Technician, provided a brief project description stating that the Tentative Parcel Map was for a two-unit condominium project. He stated that a two-unit dwelling was being replaced with a new two-unit dwelling, that the applicant did not request to waive any Title 19 standards, and that the Tentative Parcel Map would allow the sale of each unit.

Applicant Scott Banuelos, on behalf of the property owner, stated that he had reviewed the draft resolution and the required conditions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment, the public hearing was closed.

The Zoning Administrator then approved the project as proposed.

**Action:** Approved

**ITEM NO. 2**                    **Rutter Lot Line Adjustment (PA2014-081)**  
**212 Via Orvieto**

**CD 1**

Jason Van Patten, Planning Technician, provided a brief project description stating that the project would adjust the underlying lot line between two lots. He stated that the existing residence was developed across two lots and that the request would shift the interior lot line 2 feet to the north taking land from lot 80 and adding to lot 81. He added that the resulting parcels would be consistent with the size of lots on the block.

Applicant RJ Rutter stated that he had reviewed the draft resolution and the required conditions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

The Zoning Administrator noted that the proposed parcels while nonconforming are acceptable given findings that can be made for compatibility with lots in the area and approved the project as proposed.

**Action:** Approved

**ITEM NO. 3                      Petco Sign Modification (PA2014-085)  
   1280 Bison Avenue, Suite B15****CD 4**

Jason Van Patten, Planning Technician, provided a brief project description stating that the request was to add a second identification wall sign on the Bison Avenue Frontage for the purpose of identifying pet grooming services offered by Petco. He added that the Planned Community regulations restricted each business to one sign per street frontage. Mr. Van Patten noted that the tenant frontage was significantly larger than other tenants, had separate entrances for retail and grooming services, and that the sign would identify the separate entrances.

The Zoning Administrator opened the public hearing.

One member of the public, Jim Mosher, spoke and felt that the placement of one sign between the two entrances was more suitable.

There were no other public comments.

The Zoning Administrator addressed comments presented by staff concerning the size of the tenant frontage and separate entrances for grooming and retail services and approved the project as proposed.

Following the approval, applicant Shawna Schaffner of CAA Planning appeared on behalf of the property owner.

**Action:**                                      Approved

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

None.

**E.            ADJOURNMENT**

The hearing was adjourned at 3:39 p.m.

**The agenda for the Zoning Administrator Hearing was posted on June 20, 2014, at 3:20 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 June 20, 2014, at 3:30 p.m.**

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Brenda Wisneski, AICP, Zoning Administrator