

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
CITY COUNCIL CONFERENCE ROOM, BLDG. A
3300 NEWPORT BOULEVARD
Thursday, February 11, 2010
Regular Meeting – 3:30 p.m.**

**Jim Campbell
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Lot Line Adjustment No. LA2009-010 (PA2009-163)
745 and 747 Dover Drive, 1501 E. 16th Street Council District 3

SUMMARY: A lot line adjustment for the purpose of adjusting the interior lot lines between three existing parcels and dissolving a fourth parcel, giving a portion to each of the three parcels. The total number of parcels would change from 4 to 3. The property is located in the APF (Administrative, Professional, Financial).

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Lot Line Adjustment No. LA2009-010 (PA2009-163) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the Implementing guidelines of the California Environmental Quality Act.

ITEM NO. 2. Modification Permit No. MD2009-027 (PA2009-147)
1000 Newport Center Drive Council District 5

SUMMARY: A modification permit application to allow a 25-foot-high flag pole to encroach into the front yard setbacks adjacent to Newport Center Drive and the southerly property line along Granville Drive. The property is located in the APF (Administrative, Professional, Financial) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2009-027 (PA2009-147) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the Implementing guidelines of the California Environmental Quality Act.

ITEM NO. 3. Modification Permit No. MD2009-030 (PA2009-149)
2949 Cliff Drive Council District 2

SUMMARY: A modification permit for the following encroachments into required side yard and required rear yard setbacks: a minimum of 10 inches to a maximum 1 foot with the posts of a 10-foot 10-inch-high patio structure into the 4-foot side yard setback, a minimum of 4 feet 1 inch to a maximum of 5 feet 4 inches with

the posts of an 11-foot 3-inch-high patio structure into the 10-foot rear yard setback, and 5 feet 4 inches with a 14-foot 3-inch-high exterior fireplace into the 10-foot rear yard setback. The structures were built without the benefit of permits. The property is located in the R-1 (Single-Family Residential) District.

RECOMMENDED

- ACTION:**
- 1) Conduct public hearing; and
 - 2) Deny Modification Permit No. MD2009-030 (PA2009-149) subject to the recommended findings.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the Implementing guidelines of the California Environmental Quality Act.

ITEM NO. 4.

Modification Permit No. MD2010-001 (PA2009-157)
307 Montero Avenue

Council District 1

SUMMARY:

A modification permit to allow an alteration up to 50 percent of the structural elements of, and a 553-square-foot addition to, a nonconforming residential structure. The property is located in the R-2 (Two-Family Residential) District.

RECOMMENDED

- ACTION:**
- 1) Conduct public hearing; and
 - 2) Approve Modification Permit No. MD2010-001 (PA2009-157) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the Implementing guidelines of the California Environmental Quality Act.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of approval, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code. Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

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.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Department located at 3300 Newport Boulevard during normal business hours.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible.