

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Thursday, August 26, 2010
Regular Meeting – 3:30 p.m.**

**Jim Campbell
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Modification Permit No. MD2010-004 (PA2010-020) Council District 5
1231 Dolphin Terrace

SUMMARY: A modification permit to allow the following accessory structures to exceed the 3-foot height limit required for front yard setbacks: portions of an infinity pool and spa structure including: a water trough for spillage, pool deck, 42-inch-high pool-protection glass walls, and a pool equipment room located below the pool deck. The application also includes a request to allow 5-foot-high, open wrought-iron, pool-protection fencing which extends along the northerly side property line and the rear property line facing Bayside Drive. The property is located in the R-1 (Single-Family Residential) District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2010-004 (PA2010-020) 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. 2. Modification Permit No. MD2010-005 (PA2010-021) Council District 5
300 E. Coast Highway

SUMMARY: A modification permit application for five freestanding signs that will deviate from the Zoning Code standards in sign location, sign number, sign type, and sign size. The property is located in the PC-9 (Bayside Village Boat Launch and Storage/PC-1-MHP (Bayside Village Mobile Home Park with Mobile Home Park Overlay District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2010-005 (PA2010-021) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15311, Class 11 (Accessory Structures) of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 3.

Modification Permit No. MD2010-011 (PA2010-086)
730 Poppy Avenue

Council District 6

SUMMARY:

A modification permit for a remodel and 443-square-foot addition of an existing, non-conforming single-unit dwelling. The single-unit dwelling is non-conforming because it currently encroaches four feet six inches into the front-yard setback, two inches into the side-yard setback and only provides one of the two code-required parking spaces. The property is located in the R-1 (Single-Family Residential) District.

RECOMMENDED**ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2010-011 (PA2010-086) 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. 4.

Modification Permit No. MD2010-012 (PA2010-094)
600 Cliff Drive

Council District 3

SUMMARY:

A Modification Permit for a 1,200-square-foot addition to an existing single-unit dwelling. Pursuant to the Zoning Code, the project requires the approval of a modification permit, because the existing dwelling encroaches two feet six inches into the 10-foot rear-yard setback and the addition exceeds 25 percent of the existing square feet. The property is located in the R-1 (Single-Family Residential, PC) District.

RECOMMENDED**ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2010-012 (PA2010-094) 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.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

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 hearing, 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 hearing to inform us of your particular needs and to determine if accommodation is feasible.

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.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, 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 action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.