

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Thursday, December 16, 2010
Regular Meeting – 3:30 p.m.**

**Gregg Ramirez
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Block 400, Replacement Freestanding Monument Sign - Modification Permit No. MD2010-020 (PA2010-156)
450 Newport Center Drive Council District 5

SUMMARY: A modification permit to allow replacement of an existing freestanding sign located along San Nicholas Drive, which exceeds the maximum height and width permitted within Block 400 as specified per the North Newport Center Planned Community (PC-56) sign regulations. The property is located in the PC-56 (North Newport Center, Block 400) District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2010-020 (PA2010-156) 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. 2. Block 500, Alternate Landscape Wall Sign - Modification Permit No. MD2010-021 (PA2010-156)
500 Newport Center Drive Council District 5

SUMMARY: A modification permit to allow two freestanding landscape wall signs located in front of or integrated into a landscape hedge or feature rather than mounted on a landscaped wall. The proposed signs would comply with the design standards for landscape wall signs required by the North Newport Center Planned Community (PC-56) sign regulations. The property is located in the PC-56 (North Newport Center, Block 500) District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Deny Modification Permit No. MD2010-021 (PA2010-156) subject to the recommended findings.

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.

Fruchbom Residence - Modification Permit No. MD2010-014 (PA2010-108)
1132 Ebbitide Road Council District 6

SUMMARY:

A modification permit to allow the retention of an existing hedge that exceeds the maximum permissible height of 3 feet for hedges located in front setback areas and 6 feet for hedges located in side and rear setback areas. More specifically, the existing hedge encroaches into the setback areas as follows:

- 74 feet into the required 86-foot front setback area and measuring between 5 and 8 feet in height.
- 6 feet into the required 6-foot southerly side setback area and measuring between 8 and 12 feet in height.
- 6 feet into the required 6-foot rear setback area and measuring 8 feet in height.

The property is located in the R-1 (Single-Family Residential) District.

RECOMMENDED

ACTION:

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2010-014 (PA2010-108) subject to the recommended findings and conditions limiting the existing hedge to a maximum height of 6 feet within the front setback area and 8 feet within the side and rear setback areas.

CEQA

COMPLIANCE:

The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing 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.