

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Wednesday, August 10, 2011
Regular Meeting – 3:30 p.m.
Jaime Murillo
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. The Loft Hair Studio and Spa - Minor Use Permit No. UP2011-018
(PA2011-103)
1617 Westcliff Drive, Suite 214 Council District 3

SUMMARY: A Minor Use Permit to allow a 2,428-square-foot personal service-restricted use (“day spa”) with hair, nail, and massage therapy amenities. The facility will consist of a reception area, a hair salon, a nail room, and two (2) esthetician/massage therapy rooms. Also, included in the application is a waiver of location restrictions. The property is located in the CG (Commercial General) District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-018 (PA2011-103) subject to the recommended findings and conditions.

CEQA COMPLIANCE:

The project is exempt from environmental review pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality

ITEM NO. 2. 1718 & 1724 Galaxy Drive - Lot Merger Permit No. LM2011-001
(PA2011-131)
1718 & 1724 Galaxy Drive Council District 3

SUMMARY: A lot merger application for the following property, under common ownership, located in Dover Shores: Lots 38 and 39 of Tract 4224 (Parcel 1). Also included is a request to waive the requirement to file a parcel map. The property is located in the R-1-6,000 (Single-Unit Residential) District

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Lot Merger Permit No. LM2011-001 (PA2011-131) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions). of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 3.

Newport North Center Monument Sign - Modification Permit No.
MD2011-011 (PA2011-135)
1200 Bison Avenue

Council District 4

SUMMARY:

A Modification Permit to allow a 14-foot-4 ½-inch-long by 8-foot-7 inch-high monument sign with a maximum sign area of 81 square feet identifying the site and individual tenants and/or services. The sign would replace an existing sign of the same length and height, but pursuant to Modification No. MD2004-009 was limited to 72 square feet in sign area and to identifying the shopping center only and not any individual tenant. The North Ford Planned Community District regulations limit the height of site identification ground signs to 4-foot maximum. The property is located in the PC-5 (North Ford) District.

RECOMMENDED

ACTION:

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-011 (PA2011-135) subject to the recommended findings and conditions.

CEQA

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