



Item No. 2. Hill Parcel Map - Parcel Map No. NP2012-001 (PA2012-005)  
604 Acacia Avenue Council District 6

Summary: A parcel map for condominium purposes for a new two-unit residential development. No waivers of Title 19 (Subdivisions) development standards is proposed. The property is located in the R-2 (Two-Unit Residential) District.

Recommended Action: 1) Conduct public hearing; and  
2) Approve Parcel Map No. NP2012-001 (PA2012-005) subject to the recommended findings and conditions.

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

Item No. 3. Mariner's Pointe Temporary Parking Lot - Limited Term Permit No. XP2012-001 (PA2012-013)  
100 Dover Drive Council District 3

Summary: A Limited Term Permit application to utilize the property located at 100 Dover Drive as an off-site parking lot for construction workers of the Mariner's Pointe project located across Dover Drive at 100-300 W. Coast Highway. A maximum of 15 parking spaces are proposed for a 12-month period. The property is located in the PC-37 (Castaways Marina) District.

Recommended Action: 1) Conduct public hearing; and  
2) Approve Limited Term Permit No. XP2012-001 (PA2012-013) subject to the recommended findings and conditions.

CEQA Compliance: The project is exempt from environmental review pursuant to Section 15304, Class 4 (Minor Alterations to Land) of the Implementing Guidelines of the California Environmental Quality Act.

Item No. 4. Betz Residence Addition - Modification Permit No. MD2012-005 (PA2012-016)  
807 Ceiba Place Council District 4

Summary: A Modification Permit to allow a 45% addition to an existing 1,955 square-foot, nonconforming single-unit dwelling. The Zoning Code limits the addition to 10% of the existing floor area of the structure because the interior dimensions of the existing two-car garage (19 feet 1 inch by 20 feet) is less than the minimum required by Code (20 feet by 20 feet). The property is located in the R-1-6,000 (Single-Unit Residential) District.

Recommended Action: 1) Conduct public hearing; and  
2) Approve Modification Permit No. MD2012-005 (PA2012-016) subject to the recommended findings and conditions.

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. 5. Newport Harbor Nautical Museum Signage - Comprehensive Sign Program No. CS2011-006 and Modification Permit No. MD2011-017 (PA2011-142)  
600 East Bay Avenue Council District 1

Summary: A comprehensive sign program to incorporate existing signage for tenants within the Balboa Fun Zone with the existing and proposed signage for the Newport Harbor Nautical Museum. The proposed comprehensive sign program includes various tenant wall signs, two existing entry canopy signs, five existing directory wall signs, 11 permanent wall-mounted flags, awning signs, window signs, and one existing, nonconforming roof sign. Also included in the application is a modification permit request to allow four exhibition wall signs and one freestanding, pedestrian-oriented (kiosk) sign that both exceed the maximum sign area allowed by the Zoning Code. The property is located in the CV (Commercial Visitor-Serving) District.

Recommended Action: 1) Conduct public hearing; and  
2) Approve Comprehensive Sign Program No. CS2011-006 and Modification Permit No. MD2011-017 (PA2011-142) 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.

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

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

**E) ADJOURNMENT**

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: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.