

NEWPORT BEACH ZONING ADMINISTRATOR MINUTES
Council Chambers – 3300 Newport Boulevard
Wednesday, March 14, 2012
REGULAR HEARING
3:30 p.m.

1. **CALL TO ORDER** – The meeting was called to order at 3:30 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator
Makana Nova, Assistant Planner
Melinda Whelan, Assistant Planner
Benjamin M. Zdeba, Planning Technician
Erin Steffen, Planning Technician

2. **MINUTES** of February 29, 2012

Action: Approved

3. **PUBLIC HEARING ITEMS**

ITEM NO. 1 Crossfit Fly - Minor Use Permit No. UP2011-021 (PA2011-119)
3767 Birch Street

CD #3

Makana Nova, Assistant Planner, gave a brief overview of the application for a minor use permit to allow Crossfit Fly, a health/fitness facility. The gross floor area of the establishment is 5,000 square feet. The health/fitness facility would accommodate patrons for personal training by appointment. The proposed operating hours are from 5:30 a.m. to 8:30 p.m., Monday through Saturday. A minimum of 25 parking spaces are required to accommodate the proposed use and the existing parking lot will be restriped to accommodate the required parking and circulation. Staff clarified that the Newport Car Wash, also located at 3767 Birch Street, would be reduced by 5,000 square feet to accommodate the gross floor area of the proposed health/fitness facility. This reduction in floor area is being processed concurrently through Staff Approval No. SA2011-015 (PA2011-120). Staff also noted that project specific conditions have been added with regard to Building, Fire, Public Works, and Utilities comments requiring improvements to the subject property and tenant space to accommodate the additional tenant. These conditions include requirements to provide a new trash enclosure on-site and upgrade the existing single check valve on the fire service to a double check detector assembly.

The Zoning Administrator opened the public hearing. Jill Baker, project applicant and owner of Crossfit Fly, verified that she understood and accepted all of the conditions of approval. Ms. Baker inquired whether specific language had been added to the Utilities conditions to allow flexibility with the requirements at plan check. Dave Keely from the Public Works Department was present to confirm that these conditions would be further assessed at plan check based on the scope of work and the water use of the tenants on-site. There were no other public comments.

Zoning Administrator Wisneski confirmed that flexibility had been added into the conditions of approval to allow Public Works to further assess the Utilities Conditions at plan check and stated that she agreed with the facts in support of the findings in the draft resolution. The Zoning Administrator approved the application and adopted the resolution.

Action: Approved

ITEM NO. 4 Lido Marina Village Signage - Comprehensive Sign Program No. CS2011-010 and Modification Permit No. MD2012-001 (PA2011-219)
3400 - 3505 Via Oporto, 3676 and 3700 Newport Boulevard, CD #1
3418 - 3444 Via Lido

Erin Steffen, Planning Technician, gave a brief overview of the application for a Modification Permit and Comprehensive Sign Program for signage at Lido Marina Village. The program addresses permanent site-identification signs, individual tenant signs, parking signs, multi-tenant listing signs, and temporary and exempt signs located throughout the Village. The Modification Permit is necessary for the combination of wall signs on the parking structure, the site-identification signs, and the two proposed multi-tenant listing signs to exceed sign area standards. Also included with the Modification Permit is a request to allow additional banners to advertise ongoing or recurring special events. Staff explained that the use of banners on the north and west elevation of the 3700 Newport Boulevard building and on the west elevation of the 3444 Via Lido building for ongoing or recurring specials shall not be deducted from the total number of days a banner can be displayed for other uses.

The Zoning Administrator opened the public hearing. Jim Mosher had two comments. 1) The banners proposed are for use on private property, which have different regulations than those on public property. 2) The sign program does not regulate content; however, the signs on the parking structure, including the nautical logo with a red X, might be confusing to drivers entering the parking structure. There were no other public comments.

Zoning Administrator Wisneski asked the applicant as to the installation process of the signage. Angela Brand, property manager, responded indicating that the project would go out for bidding and all signage noted in the submittal would be installed at about roughly the same time. Wisneski stated she agreed with the facts in support of the findings in the draft resolution. The Zoning Administrator approved the application and adopted the resolution.

Action: Approved

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS:

Jim Mosher, resident, expressed his appreciation and complimented staff for providing accurate, detailed minutes for the previous Zoning Administrator meeting.

ADJOURNMENT – The hearing was adjourned at 3:51 p.m.