



# CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall, Council Chambers  
3300 Newport Boulevard  
Wednesday, June 27, 2012 – 3:30 p.m.

*Brenda Wisneski, Zoning Administrator*

**Staff Members:**

**Benjamin M. Zdeba, Planning Technician**  
**Makana Nova, Assistant Planner**

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**A) CALL MEETING TO ORDER**

**B) MINUTES OF JUNE 13, 2012**

**C) PUBLIC HEARING ITEMS**

Item No. 1. Vin Goat Minor Use Permit No. UP2012-007 (PA2012-051)  
3326 E. Coast Highway Council District 6

Summary: A minor use permit to allow the establishment of a Type 20 (Off-Sale Beer and Wine) and a conditional Type 42 (On-Sale Beer and Wine for Public Premises) Alcoholic Beverage Control (ABC) license for an existing retail artisan cheese and specialty fine food retail store. The conditional Type 42 license will allow the addition of tasting and pairing classes as an accessory use. The property is located in the CC (Commercial Corridor) District.

Recommended

Action: 1) Conduct public hearing; and  
2) Approve Minor Use Permit No. UP2012-007 (PA2012-051)  
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. 2. 720 Poinsettia Parcel Map No. NP2012-005 (PA2012-058)  
720 Poinsettia Avenue Council District 6

Summary: A tentative parcel map application for two-unit condominium purposes. No exceptions to the Title 19 (Subdivision Code) development standards are proposed with this application. The property was developed with a single-family residence that has been demolished and will be replaced by a duplex. The property is located in the R-2 (Two-Unit Residential) District.

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 seventy-two (72) hours in advance of each regular 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 three (3) 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. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Approve Parcel Map No. NP2012-005 (PA2012-058) 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. Chase Bank Minor Use Permit No. UP2012-004, Comprehensive Sign Program No. CS2012-006 and Lot Line Adjustment No. LA2012-002 (PA2012-035)  
1000 Irvine Avenue Council District 3

Summary: A minor use permit and comprehensive sign program to allow a new 4,005-square-foot financial institution with a dual lane drive-through and on-site signage. Also requested is a lot line adjustment to adjust the boundary between the subject property and adjacent shopping center to accommodate new site improvements. The property is located in the CN (Commercial Neighborhood) District.

Recommended

- Action:
- 1) Conduct public hearing; and
  - 2) Approve Minor Use Permit No. UP2012-004, Comprehensive Sign Program No. CS2012-006 and Lot Line Adjustment No. LA2012-002 (PA2012-035) subject to the recommended findings and conditions.

CEQA

Compliance: The Minor Use Permit is categorically exempt under Section 15303, of the California Environmental Quality Act (CEQA) Guidelines - Class 3 (New Construction or Conversion of Small Structures). The Lot Line Adjustment is categorically exempt under Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations). The Comprehensive Sign Program is categorically exempt under Section 15311, of the California Environmental Quality Act (CEQA) Guidelines - Class 11 (Accessory Structures).

**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.