



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall, Council Chambers
3300 Newport Boulevard
Wednesday, August 15, 2012 – 3:30 p.m.

Brenda Wisneski, Zoning Administrator

Staff Members:

Makana Nova, Assistant Planner

Kay Sims, Assistant Planner

A) CALL MEETING TO ORDER

B) MINUTES OF JULY 25, 2012

C) PUBLIC HEARING ITEMS

Item No. 1. Park Stone Kitchen + Taps Minor Use Permit No. UP2012-014 (PA2012-082)
5180 Birch Street Council District 3

Summary: A minor use permit to allow a Type 47 (On-Sale General) Alcoholic Beverage Control (ABC) license in conjunction with a food service eating and drinking establishment with no late hours and a drive-through window, previously approved under Use Permit No. UP3635, and an outdoor dining patio, previously approved under Outdoor Dining Permit No. OD65. If approved, this Minor Use Permit would supersede Use Permit No. UP3635 and Outdoor Dining Permit No. OD65. The property is located in the PC-15 (Koll Center, Office Site G) District.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2012-014 (PA2012-082) 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. [REDACTED] Addition - Modification Permit No. MD2012-013 (PA2012-083)
Council District 6

Summary: A Modification Permit to allow a 36 percent addition (1,170 square feet) to an existing 3,270 square-foot nonconforming single-unit residence. The Zoning Code limits additions to 10 percent of the existing floor area of the structure because the

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.