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CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall
100 Civic Center Drive, Newport Beach
Corona del Mar Conference Room (Bay E-1st Floor)
Thursday, April 11, 2013 – 3:30 p.m.

Brenda Wisneski, Zoning Administrator

Staff Members:

Melinda Whelan, Assistant Planner
Jason Van Patten, Planning Technician
Jaime Murillo, Associate Planner
Benjamin M. Zdeba, Assistant Planner

A) CALL MEETING TO ORDER

B) MINUTES OF MARCH 28, 2013

C) PUBLIC HEARING ITEMS

Item No. 1. 610 Larkspur Parcel Map No. NP2013-003 (PA2013-014)
610 Larkspur Avenue Council District 6

Summary: A tentative parcel map for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing single-family residence will be demolished and replaced with a two-unit condominium project that will provide the code required two-car parking per unit. The property is located in the R-2 (Two-Family Residential) District.

Recommended Action: 1) Conduct public hearing; and
2) Adopt Resolution No. ____ approving Tentative Parcel Map No. NP2013-003 subject to the recommended findings and conditions.

CEQA Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

Item No. 2. 600 Narcissus Parcel Map No. NP2013-004 (PA2013-015)
600 Narcissus Avenue Council District 6

Summary: A parcel map for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. An existing detached two-family residence will be demolished and replaced with a two-unit condominium project that will provide the code required two-car parking per unit. The property is located in the R-2 (Two-Family 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) Adopt Resolution No. ___ approving Tentative Parcel Map No. NP2013-004 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

Item No. 3. 418 Carnation Avenue Parcel Map No. NP2013-006 (PA2013-035)
418 Carnation Avenue Council District 6

Summary: A tentative parcel map application for two-unit condominium purposes. No exceptions to Title 19 (Subdivision Code) development standards are proposed with this application. A two-unit residence will be replaced with a new two-story, two-unit project that has provided the code-required two-car parking per unit. The property is located in the R-2 (Two-Unit Residential) District.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. ___ approving Tentative Parcel Map No. NP2013-006 subject to the recommended findings and conditions.

CEQA

Compliance: The project qualifies for a Class 15 (Minor Land Divisions) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act).

Item No. 4. Moss Lot Merger – Lot Merger No. LM2013-001 (PA2013-038)
2600 and 2602 W. Ocean Front Council District 1

Summary: A lot merger application and a request to waive the parcel map requirement for two properties, under common ownership, located on the Balboa Peninsula. The merger would combine two legal lots, Lots 1 and 2 of Tract 512, into a single parcel for the future development of a single-unit dwelling. The property is located in the R-1 (Single-Unit Residential) District.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. ___ approving Lot Merger No. LM2013-001 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations).

Item No. 5. Eat Chow Outdoor Dining Minor Use Permit No. UP2013-005 (PA2013-034)
211 62nd Street Council District 2

Summary: An amendment to a use permit to allow four seats (50 square feet) for the addition of an outdoor dining area at an existing eating and drinking establishment approved by Use Permit No. UP2010-027 (PA2010-136). There are no late hours (after 11:00 p.m.) and no other operational changes are proposed as part of the application. The property is located in the CV (Commercial Visitor-Serving) District.

Recommended
Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. ___ approving Minor Use Permit No. UP2013-005 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

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.

The agendas, minutes, and staff reports are available on the City's web site at: www.newportbeachca.gov/zoningadministrator and for public inspection at the Newport Beach Public Library, Mariners Branch, at 1300 Irvine Avenue, Newport Beach, CA 92660, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

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.