



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, July 11, 2013 – 3:30 p.m.

Brenda Wisneski, Zoning Administrator

Staff Members:

Jason Van Patten, Planning Technician
Melinda Whelan, Assistant Planner

A) CALL MEETING TO ORDER

B) MINUTES OF JUNE 27, 2013

C) PUBLIC HEARING ITEMS

Item No. 1. Bay Shore Drive Lot Line Adjustment No. LA2013-005 (PA2013-096)
2482 and 2500 Bay Shore Drive Council District 3

Summary: A lot line adjustment application to adjust the interior boundary between two contiguous parcels. Land taken from 2500 Bay Shore Drive will be added to the adjacent parcel at 2482 Bay Shore Drive. There will be no change in the number of parcels. 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 Line Adjustment No. LA2013-005 subject to the recommended findings and conditions.

CEQA Compliance: The project qualifies for a Class 5 (Minor Alterations in Land Use Limitations) 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. 2. Flanagan Lot Merger No. LM2013-002 (PA2013-102)
506 and 512 Signal Road Council District 3

Summary: A lot merger application and a request to waive the parcel map requirement for two properties, under common ownership, located north of Cliff Drive in the Cliff Haven Community. The merger would combine two legal lots, Parcel 1 and Parcel 2 of LLA2004-001, into a single parcel to maintain a single-unit dwelling. The property is located in the R-1 (Single-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) Adopt Resolution No. ___ approving Lot Merger No. LM2013-002 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).

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 in the Community Development Department, Planning Division located at 100 Civic Center Drive, 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.