

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**100 Civic Center Drive, Newport Beach**  
**Corona del Mar Conference Room (Bay E-1st Floor)**  
**Thursday, July 11, 2013**  
**REGULAR HEARING**  
**3:30 p.m.**

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

Staff Present: Brenda Wisneski, Zoning Administrator  
Jason Van Patten, Planning Technician  
Jaime Murillo, Associate Planner

**B. MINUTES** of June 27, 2013

**Action:** Approved as amended

**C. PUBLIC HEARING ITEMS**

**ITEM NO. 1** Bay Shore Drive Lot Line Adjustment No. LA2013-005 (PA2013-096) CD 3  
2482 and 2500 Bay Shore Drive

Jason Van Patten, Planning Technician, provided a brief project description stating that the applicant was proposing to move the interior lot line between two properties on Bay Shore Drive to the east. He stated that land would be taken from 2500 Bay Shore Drive and added to 2482 Bay Shore Drive. He indicated that there would be no change in the number of parcels, and that the resulted parcels were consistent with the development pattern in the area which is comprised primarily of lots 40 feet wide. Mr. Van Patten added that as a condition of approval, the applicant would be required to demolish the home at 2500 Bay Shore Drive prior to the release for recordation of the proposed lot line adjustment.

The Zoning Administrator inquired as to the reasoning for the condition. Mr. Van Patten noted that the existing residence on the property needed to be removed in order to allow the shift to the proposed lot line, otherwise, a nonconforming setback would be created.

Applicant Jeff Mays of JRN Civil Engineers, on behalf of the owner, stated that he had reviewed the draft resolution and the required conditions.

The Zoning Administrator opened the public hearing.

One member of the public, Jim Mosher, spoke and commented that while he did not feel there was a Coastal Act issue with the minor lot line adjustment, he felt the project needed to apply for a Coastal Development Permit.

There were no other public comments.

The Zoning Administrator took action and approved Lot Line Adjustment No. LA2013-005.

**Action:** Approved

**ITEM NO. 2** Flanagan Lot Merger No. LM2013-002 (PA2013-102)  
506 and 512 Signal Road

CD 3

Jaime Murillo, Senior Planner, provided a brief project description stating that the applicant, Mr. Joseph Flanagan, is proposing to merge two lots that he currently owns into a single parcel. One lot (506 Signal Road) is currently developed with a single-family dwelling. The second lot (512 Signal Road), which is developed with a sports court and pool. In 2004, the applicant processed a lot line adjustment between the two lots to accommodate a room addition and patio cover that resulted in two irregular shaped lots. The applicant is now proposing another room addition that would cross the interior property line between the lots, necessitating the need to merge the two lots into a single parcel.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

**Action:** Approved

#### **D. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None.

#### **ADJOURNMENT**

The hearing was adjourned at 3:41 p.m.

**The agenda for the Zoning Administrator Hearing was posted on July 3, 2013, at 3:40 p.m. in the Chambers binder and on the digital display board located inside the vestibule of the Council Chambers at 100 Civic Center Drive and on the City's website on July 3, 2013, at 3:45 p.m.**

**DRAFT**

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Brenda Wisneski, AICP, Zoning Administrator