

NEWPORT BEACH ZONING ADMINISTRATOR MINUTES
100 Civic Center Drive, Newport Beach
Corona del Mar Conference Room (Bay E-1st Floor)
Thursday, August 15, 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
Benjamin M. Zdeba, Assistant Planner
Melinda Whelan, Assistant Planner
Rosalinh Ung, Associate Planner

B. MINUTES of July 25, 2013

Action: Approved

C. PUBLIC HEARING ITEMS

ITEM NO. 1 Via Koron Lot Line Adjustment No. LA2013-006 (PA2013-119)
116 Via Koron Council District 1

Benjamin M. Zdeba, Assistant Planner, provided a brief project description stating that the project involved an adjustment to the underlying legal lot lines on a site that has been historically developed with a single structure. He furthered stated that the applicant is requesting to remove the lot line between Lots 650 and 649 and to shift the lot line between Lots 649 and 648 north 7.5 feet to create two 37.5-foot-wide parcels for single-family residential development. He also noted in response to Mr. Mosher’s submitted comments that the number of full, legal lots will not be changing as a result of the lot line adjustment and the density will not exceed the number originally intended for the subdivision.

Applicant Andrew Wood of Stratus Development, Inc. stated that he had reviewed the draft resolution and the required conditions.

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

The Zoning Administrator then took action and approved Lot Line Adjustment No. LA2013-006 (PA2013-119).

Action: Approved

ITEM NO. 2 416 Orchid Parcel Map No. NP2013-013 (PA2013-124)
416 Orchid Avenue Council District 6

Melinda Whelan, Assistant Planner, provided a brief project description stating that the parcel map request for condominium purposes is for a duplex that is currently under construction and built to condo specifications. She continued that there are no exceptions to Title 19 proposed and the minimum code required two-car parking per unit would be provided. She indicated that the facts in support of the required findings were provided in the draft Resolution and recommended approval of the Parcel Map to the Zoning Administrator.

Applicant Buzz Person on behalf of 416 Orchid Ave., LLC stated that he had reviewed the draft resolution and the required conditions.

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

The Zoning Administrator took action to approve Parcel Map No. NP2013-013.

Action: Approved

ITEM NO. 3 606 Acacia Parcel Map No. NP2013-014 (PA2013-125)
606 Acacia Avenue

Council District 6

Melinda Whelan, Assistant Planner, provided a brief project description stating that the parcel map request for condominium purposes is for a duplex that is currently under construction and built to condo specs. She continued that there are no exceptions to Title 19 proposed and the minimum code required two-car parking per unit would be provided. Making facts in support all of the required findings, Whelan recommended approval of the Parcel Map to the Zoning Administrator.

Applicant Buzz Person on behalf of 97 Acacia Ave., LLC stated that he had reviewed the draft resolution and the required conditions.

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

The Zoning Administrator noted that a correction to Condition of Approval No. 11 shall be made to include "portion of" per comments received from Mr. Jim Mosher and then took action to approve Parcel Map No. NP2013-014.

Action: Approved

ITEM NO. 4 1301 Dove Street Comprehensive Sign Program Permit No. CS2013-003 and
Modification Permit No. MD2013-008 (PA2013-063)
1301 Dove Street, West Side of Dove Street, at the terminus of Newport Place Drive
Council District 3

Rosalinh Ung, Associate Planner, provided a brief project description stating that the requested Comprehensive Sign Program is to incorporate the existing wall signs that were previously approved by modification permits and the approval of new signs for the Dove Street office building. A modification permit is also requested due to the proposed deviations in the sign area, height, and the number of wall signs and freestanding signs that exceed the sign allowance allowed by the adoption of a comprehensive sign program and the Newport Place Planned Community Development Plan.

Ms. Ung also recognized the grammatical comments provided by Mr. Jim Mosher.

Applicant Josh Wright of JB3D stated that he had reviewed the draft resolution and the required conditions.

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

In response to the Zoning Administrator, staff clarified that the existing wall signs are proposed to remain on site and be included in the Comprehensive Sign Program. The Zoning Administrator also directed staff to reference and incorporate the Comprehensive Sign Program (submitted by the applicant) as a part the approved resolution. The Zoning Administrator then took action and approved Comprehensive Sign Program Permit No. CS2013-003 and Modification Permit No. MD2013-008.

Action: Approved

ITEM NO. 5 Spade Day Spa Minor Use Permit No. UP2013-011 (PA2013-140)
1220 Bison Avenue, Suite A6 Council District 4

Benjamin M. Zdeba, Assistant Planner, provided a brief project description stating that the applicant is proposing to convert a vacant 1,195-square-foot retail tenant space to a day spa (Personal Services, Restricted) use. He mentioned the requested hours of operation of 10:00 a.m. to 6:00 p.m., but suggested a condition of approval be included restricting the hours of 9:00 a.m. to 9:00 p.m. to allow the applicant flexibility in the future. He further stated that the Commercial Subarea of the North Ford Planned Community Text requires all commercial uses to be parked at one parking space per 250 square feet of gross floor area and indicated there was no change to the parking requirement.

Applicant Saeed Kamkar on behalf of the Safa Movassaghi with Beau Visage, Inc. stated that he had reviewed the draft resolution and the required conditions.

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

The Zoning Administrator then took action and approved Minor Use Permit No. UP2013-011).

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 August 8, 2013, at 3:45 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 August 8, 2013, at 4:00 p.m.

Brenda Wisneski, AICP, Zoning Administrator

August 29, 2013, Zoning Administrator Agenda Comments

Comments submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Suggested corrections to passages in *italics* are shown in **strikeout underline** format.

Item B: Minutes of Month August 15, 2013

1. Page 3, Item No. 5:

- a. Paragraph 1, line 3: "He **furthered further** stated that the Commercial Subarea of the North Ford Planned Community Text requires..."
- b. Paragraph 2, line 1: "Applicant Saeed Kamkar on behalf of **the** Safa Movassaghi with Beau Visage, Inc. stated..."
- c. Paragraph 4: "... Minor Use Permit No. **UP2013-011) UP2013-011.**" [extraneous ")"]

~~**Item 1. The Koll Company Lot Line Adjustment (PA2013-141)**~~

~~I find the request and staff report explaining it completely inscrutable. The City's GIS mapping application suggests the portion of the Koll Center highlighted on handwritten page 15 ("Vicinity Map") consists of several separate, but contiguous, "open space" parcels (developed with parking lots), and office development on separate island parcels inside them.~~

~~The "open space" parcels appear to consist of:~~

- ~~1. APN 445 131 04 : the round-nosed parking lot parcel at the corner of Jamboree and MacArthur. [= "Current Parcel 1"]~~
- ~~2. APN 445 131 28 ("4400 Von Karman Ave") : a parcel consisting of the parking lots north of that, fronting MacArthur and Von Karman, and the larger area of parking lots and landscaping fronting Von Karman and Birch. These areas appear to be essentially separated by the office building at 4300 Von Karman (APN 445 131 05 ?), and associated parking lot (the area with the blue "2.1" printed over it on the "Vicinity Map"), but are connected together by a little 1-foot wide (240-foot long as illustrated on Sheet 5, handwritten page 28) thread of property at the rear of the TowerJazz Semiconductor plant. [= "Current Parcel 2"]~~

~~The City staff report's Vicinity Map suggests that APN 445 131 04 is not part of the present discussion, but the applicant's exhibit on handwritten page 24 suggests, to the contrary, that it is precisely the property line separating APN 445 131 04 (the area with the double-circled Sheet "3" notation) from APN 445 131 28 that is being requested to be removed. Furthermore, the request appears to be to merge Current Parcel 1 into Current Parcel 2 along that line, and then~~